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The Highlands Community Association, Inc. Policy Resolution #1

Whereas, the Highlands Community Association has been organized to take acts or actions to promote a community which is aesthetically pleasing, as provided in Part I of the Covenants & Restrictions and it is duty of the Board of Directors to enforce and uphold the Covenants and Restrictions; and

Whereas, the Board of Directors has the power to establish, adopt, and enforce rules and regulations with respect to use of the common areas and with respect to such other areas of responsibilities assigned to the association by the Declaration and Covenants and Restrictions, as provided in the Virginia Property Owner's Association Act, Section 55-513; and

Whereas, pursuant to Part I of the Covenants and Restrictions, the Developer may establish and amend from time to time objective standards and guidelines, including, but not limited to, Building Guidelines, Uniform Sign Regulations, Uniform Mailbox Regulations and Landscape Guidelines, which shall be in addition to and more restrictive than the Covenants and Restrictions, and which shall be binding on all Property Owners within The Highlands; and

Whereas, pursuant to Part I, Section 7 of the Covenants and Restrictions, the Developer reserves the right to promulgate and amend from time to time landscape guidelines which shall establish approved standards, methods, procedures for landscape management on specific Properties in The Highlands.

Whereas, the Board of Directors seeks to establish rules pertaining to the maintenance and upkeep of yards in the Highlands community and broaden the restrictions set forth in Part I, Section 10 of the Covenants and Restrictions, which states that it is the responsibility of each Property Owner to prevent the development of any unclean, unsightly, unkempt, unhealthy, or unsafe conditions of buildings or grounds on any Property which shall tend to substantially decrease the beauty or safety of The Highlands, the neighborhood as a whole, or the specific area; and

Now, Therefore, the Board of Directors and Developers hereby resolves to create mandatory Landscape Guidelines to be implemented by all Property Owners as part of their landscape maintenance program.

- 1) Yards shall contain grass turf or planting beds. Yards may not consist of barren dirt or bare patches of dirt with sparse turf cover.
- 2) Turf may never exceed the height of seven inches (7") in height.

- 3) Homeowners are required to promote the growth of grass in their yard, which includes but is not limited to aeration, seeding, fertilization and weed control.
- 4) Alternative plant material or planting beds are to be installed in areas of a yards where Property Owners have not been able to establish grass.
- 5) Trees, shrubs and planting beds are to be maintained in accordance within industry standards. Hence, shrubs and trees are to be pruned to prevent overgrowth and promote an aesthetically appealing look. Planting beds are to be weeded and plant material is to be maintained in accordance with industry standards to prevent overgrowth.

Presently, as set forth in the Highlands Covenants and Restrictions, landscaping renovations are to be approved by the Architectural Review Community. These guidelines do not circumvent the architectural review process. These guidelines shall be enforced by the methods outlined in The Highlands Covenants and Restrictions and the Virginia Property Act.

Approved by the Board of Directors on 8.30.99

Motion made by X *M. C. [Signature]*

Seconded by X *A.P. [Signature]*

Witnessed by: *Oliver D. Rudy*
Secretary of the Board of Directors – Oliver D. Rudy