

Resolution 2005-1

Crystal Creek Homeowner's Association

Pursuant to the Declaration and By Laws of the Crystal Creek Homeowner's Association (the "Association") recorded at the Official Records of Clermont County, Ohio at Book 597, Page 580, *et seq.* (the "Declaration"), and the applicable O.R.C. Sections, the Association (the "Association") hereby adopts the following Resolution 2005-1 pertaining to the maintenance and appearance of all Lots subject to the Declaration and Association By Laws.

Whereas, the Declaration prohibits any unsightly nuisances on any Lot in the Association; and the Association is charged with the duty of maintaining a first class development; and

Whereas, the Ohio Revised Code empowers Boards of Directors to regulate the use, maintenance, repair, replacement, modification and appearance of the property and to adopt rules that regulate the use or occupancy of units, the maintenance, repair, replacement, modification, and appearance of units, common elements, and limited common elements when the actions regulated by those rules affect common elements or other units;; and

Whereas, the appearance of each Lot in the Association affects the value and enjoyment of all other Lots in the Association; and

Whereas, the Board of Directors of the Association has carefully considered the issue of maintenance and appearance of Lots; and determined that it is in accord with the Association documents and in the best interests of the Association to adopt the following Rules and Regulations supplementing the provisions of the Association Declaration and By Laws.

Now therefore, the Board hereby adopts the following Resolution 2005-1 concerning required maintenance of the Lots located in Crystal Creek:

1. All Lots, living units and all other structures shall be maintained in first class condition, in good repair and appearance and in conformance with the standards prevalent throughout the Crystal Creek Development. Such maintenance shall meet or exceed the maintenance and appearance of well-maintained developments of comparable value. Such maintenance requirements include, but are not limited to, the following:
 - a. Grass must be regularly mowed to a uniform height not exceeding five inches (5") and watered as needed.
 - b. Edging must be kept neat in appearance and maintained around sidewalks, driveways and light poles.
 - c. All grass and leaf clippings and cuttings and all similar material must be cleaned up immediately after cutting and stored out of sight in proper containers until pick up or removal.

- d. No clippings and/or cuttings may be left on any paved areas, including, driveways, sidewalks and/or common areas.
- e. It is recommended that grass be fertilized as necessary with environmentally friendly products.
- f. Weeds must be kept to a minimum.
- g. Planting beds must be kept free of weeds, grass and debris.
- h. Lawn must be maintained in the healthiest and most presentable condition possible.
- i. Shrubs and trees must be pruned and maintained to remain neat in appearance and in proportion in size and appearance to the residence.
- j. Owners and residents are responsible to, and must, remove dead shrubs and trees including stumps as soon as possible.

2. Each Lot owner is personally responsible to see that the foregoing maintenance standards are followed for their respective Lot. Failure to follow the foregoing maintenance standards may result, after notice, in fines, which shall be assessed against the Lot, and its owner, in the same manner as assessments for common expenses; and, if unpaid, shall become a lien upon the Lot and subject to legal action and foreclosure as set forth in Article V, Section 5.9 of the Declaration.

3. In the event a Lot owner fails to maintain his/her/its Lot in conformance with the standards set forth above, the Association, in addition to levying fines and following the lien procedures set forth above, may enter upon the Lot, and at the expense of the Lot owner, perform the required maintenance, the costs of which shall become an assessment against the Lot and its owner to be added to the assessment for common expenses of that Lot.

SO RESOLVED.

THE CRYSTAL CREEK HOMEOWNER’S ASSOCIATION AND ITS BOARD OF DIRECTORS

By: _____

Bob Stec, President Crystal Creek Homeowner’s Association

Date: March 10, 2005

ATTEST:

Joan Cardone being the Secretary of the Crystal Creek Homeowner’s Association hereby certifies that the foregoing Resolution 2005-1 was duly passed and adopted by the Association Board of Trustees by a majority of a quorum of the Board of Directors at the regular/special meeting of the Association Board of Directors held on March 10, 2005.

So Certified

Joan Cardone, Secretary, Crystal Creek Homeowner’s Association

