

**WESTVIEW ESTATES HOMEOWNERS' ASSOCIATION
EXECUTIVE BOARD RESOLUTION C-5**

(Site Maintenance)

WHEREAS, section 6, Article XI of the Association Bylaws empower the Executive Board to adopt administrative rules, policies and regulations governing the enforcement of the Association's Covenants, Conditions and Restrictions ("CC&R's"), and to adopt regulations governing potential fines and assessments for violations thereof; and,

WHEREAS, Section 2.8 of the CC&R's entitled "Landscape and Landscape Maintenance" requires each lot owner to meet the standard for landscaping set forth to have plants, lawns, etc., and be properly pruned, maintained and weed free; and,

WHEREAS, Section 2.13 of the CC&R's entitled "Site Maintenance" requires each owner of a lot to maintain the lot and structures thereon in proper condition, including the improved portion of any abutting public curb or street and any public sidewalks; now, therefore,

WHEREAS, the Executive Board of the Westview Estates Homeowners' Association has found that several homeowners in the subdivision have become negligent about not only with the specific items already enumerated in Section 2 of Executive Board Resolution C-5, but also with respect to the appearance of windows visible from public streets and sidewalks; and,

WHEREAS, the Executive Board has concluded that windows displaying unsightly coverings such as blankets, bed sheets, broken or otherwise defective blinds, torn curtains or similar items, visible from public streets and sidewalks, detract from the overall visual quality of the subdivision, thereby diminishing neighborhood property values; now, therefore,

BE IT RESOLVED BY THE EXECUTIVE BOARD:

Section 1. The CC&R provision, 2.8 on Landscaping is intended to assure that each lot has attractive curb appeal and is kept weed free and does not detract from the value of the neighbor's property; and the CC&R provision of 2.13, on Site Maintenance is intended to assure that structures are not allowed to deteriorate through neglect of painting and repair of visible dry rot, fascia and soffit installations, and infestation by insects. It also is intended to preserve the general apportionment of living space within a structure, so as not to permit conversion of garages into living space, rather than storage of vehicles or other property.

Section 2. Exterior Maintenance - Each owner of a lot or unit shall maintain such lot or unit in a satisfactory condition including but not limited to paint and condition of exterior surfaces, roofing, gutters, down spouts, walks and other surfaced areas, trees, shrubs, grass, and other exterior improvements.

House paint colors should be semi-gloss, blend in with the current home colors within the subdivision, and not be excessively bright or showy. Trim color should be a different color than the house color. Garage door should be white or the same color of the house. Roof tile color should be consistent with the house color. All paint and roof color choices need to be reviewed and approved by the Executive Board per CC&R 3.4 and 3.5.

Section 3. Exterior appearance of windows - For purposes of this resolution, 'exterior maintenance' includes the satisfactory appearance of windows visible from a public street or sidewalk. This does not permit the display of such coverings as blankets, bed sheets, broken or otherwise defective blinds or shutters, torn curtains, flags (except as permitted under federal law or regulation under Title 4 U.S.C.), banners or other similar items, even if they are not attached to the window frame on the outside. Moreover, 'exterior maintenance' precludes the visibility from a public street or sidewalk through a window, whether covered or not, of items such as cardboard boxes, lumber, tools and the like.

Section 4. Plant material used for hedges, such as arborvitae or other plants used in lieu of a fence, may not exceed six(6) in height. Plant material on lots that back up to Salemtown and are used for privacy may not exceed twelve (12) feet in height.


Approved by the Executive Board on March 2, 2010.

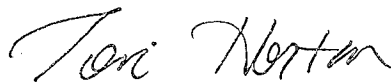
Section 3 added by amendment and approved by the Executive Board on July 11, 2012.

Reaffirmed December 2, 2014.

Section 4 added by amendment and approved by the Executive Board on June 7, 2017.

Section 2 amended and approved by the Executive Board of April 9, 2024.


Gary Willcoxon, President



Toni Horton, Secretary