

COLUMBINE TOWNHOUSES FIVE CONDOMINIUM ASSOCIATION POLICY REGARDING HOMEOWNER ENHANCEMENTS TO THE COMMON AREA

SUBJECT: Adoption of a policy and procedure regarding homeowner enhancements to the common area.

PURPOSE: To provide notice of the Association's adoption of a uniform and systematic policy for the homeowner enhancements to the common area.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

RESOLUTION: The Association hereby adopts the following policies and procedures:

WHEREAS, the Board of Directors ("Board") of the Association desires to establish, adopt and enforce the following policy regarding planting in the common areas of the Association, to be effective as of the date hereinafter stated, and as of such date, to supersede any and all policies regarding planting in the common areas previously adopted by the Board;

NOW THEREFORE, effective as of the 1st Day of August 2021, the Board hereby establishes, makes and adopts the following provisions as an amendment to the Rules and Regulations of the Association:

Every home in the Columbine Townhouses Five has a private fenced area which is designated for the personal enjoyment of the homeowner. Modifications to these areas are subject to the Association's Design Review Approval process. Oversight is required to prevent obtrusive or unsightly structures, improper modification to drainage and to protect access to the building exteriors for painting in accordance with the HOA governing documents.

HOMEOWNER ENHANCEMENTS TO THE COMMON AREAS

- a. Homeowners who wish to plant or place items in the common areas; which are areas of the community that are not enclosed by a homeowner maintained privacy fence, must obtain approval from the Board of Directors and, if approved, will be responsible to maintain the approved plants.
- b. The easement into the common areas previously afforded to homeowners has been granted through Association policies and not within the community map or Declaration of Covenants.
- c. The Association maintains the common areas through a contract with a commercial production landscape company. The landscape vendor is engaged to maintain areas of the community that are not enclosed by a

homeowner maintained privacy fence. They achieve this to the best of their ability and care.

Homeowners will maintain their approved plants in the common areas; however, assume all risk of damage which may occur while the commercial production landscape vendor or any other HOA vendor performs their community maintenance services. The Association will not accept responsibility for areas that are damaged by the commercial vendor in their routine common area landscape maintenance.

- d. Homeowners may not presume control or maintenance of the turf areas nor plant or install personal property in the turf areas.
- e. Any damage or disposal of plants, yard art, or personal property in the commonly maintained areas will be the responsibility of the homeowner.
- f. In the event a homeowner modifies the commonly maintained areas without Association approval, the homeowner will be in violation of the governing documents and may be subject to the enforcement process.
- g. Homeowners are required to place a removable sign in the personal gardening area instructing the commercial landscape vendor the area is being maintained by the homeowner. Such areas will not be sprayed, weeded, edged or otherwise maintained by the HOA vendor.

This resolution is adopted until such time the board rescinds this resolution or adopts a new one

Approved by the majority of the Board at a meeting on July 21st, 2021 duly called for such purpose.

Signed by

President, Columbine Townhouses Five COA Date

Secretary, Columbine Townhouses Five COA Date