

Granite Ridge Homeowners Association

Policy Resolution #2 Regarding the General Home Maintenance

WHEREAS, it is the responsibility and authority of the elected HOA Board to enforce general community upkeep standards for preservation of property values;

WHEREAS, Article 4, Section 4.2 of the Declaration of the Granite Ridge Homeowners Association states all maintenance and repair work relative to the Single-Family Unit shall be the responsibility of the Single-Family Unit Owner... if any maintenance, repair, or replacement is necessitated by the negligent or intentional of the Unit Owner or anyone in the Planned Community at the invitation of the Unit Owner, the cost shall be borne solely by the Unit Owner;

WHEREAS, Article 6, Section 6.1, For the purpose of further ensuring the development of the premises as an area of high standards, and subject to any required governmental approvals, the Declarant reserves the power to control the buildings, structures and other improvements place on each lot, as well as to make such exceptions to these covenants, conditions, reservations and restrictions as the Declarant shall deem necessary and proper;

WHEREAS, it has been noted that there is a direct need to specify the maintenance of mailboxes on lots throughout the Association within the standards generally prevailing at Granite Ridge;

WHEREAS The Board of Directors wishes to expand upon the Rules and Regulations to include specific terms regarding General Home Maintenance;

THEREFORE, BE IT RESOLVED that the following procedure shall be enforced regarding current and new installation mailboxes within the Granite Ridge Community.

1. Exterior components of the home; such as mailboxes, shutters, doors, siding, wood trim, porches, decks balconies should be maintained/repaired/painted if not in working order. They should be free of cracks, bumps, holes peeling paint, etc. Should be solid colors. Avoid colors that are not consistent with the neighborhood including fluorescent and neon.
- 2 . Grass should be kept cute or trimmed. Per Township ordinances, grass should be no longer than 9 inches in length, outside of periods where grass cutting is not possible due to weather or other factors. Homeowners are responsible for pruning and maintaining trees, plants, and other foliage on their property. In particular, residents must ensure that they do not interfere with the road or sidewalks.

Adopted this 26th day of April 2022

President

Secretary

Treasurer