

**RESOLUTION ON YARD MAINTENANCE  
UNDER ARTICLE III, SECTION 10, OF DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**BOARD OF DIRECTORS**

**BEXAR COUNTY HIGHLANDS RANCH HOMEOWNERS ASSOCIATION, INC.**

In a meeting of the Board of Directors of Bexar County Highlands Ranch Homeowners Association, Inc. at which a quorum was present, the following Resolution was adopted on November 7, 2019:

"Upon motion by Elizabeth Rogers, seconded by Joe Zimmerman, the following approved:

Whereas Article III, Section 10, of the Declaration of Covenants, Conditions and Restrictions for Highlands Ranch Units 1 through 6 Planned Unit Development (as Restated and Amended) dated May 24, 2018, requires that the Owners of all Lots shall keep grass and vegetation well mown and trimmed, shall promptly remove all weeds as they grow and all trees, shrubs, vines and plants which die, and shall keep all yard areas in a sanitary, healthy, and attractive manner; and


Whereas it is the desire of the Board of Directors to establish through formal Board action certain specific policies regarding the above requirement;

Therefore, the Board of Directors hereby resolves that:

1. The Owner of each Lot shall keep grass, weeds and other vegetation well mown and trimmed in the area that is at least a six-foot width outside the paved road in front of the Owner's Lot. During the growing season, this shall be performed at least whenever the grass, weeds and other vegetation grows to a height of over one foot. If the Owner does not comply with these requirements, the Board may issue a warning to the Owner, providing for a time period during which the Owner is requested to cure the violation. If the Owner does not comply with this request, at the Board's discretion, it may (i) hire a third party to cure the violation and shall charge the Owner for the cost or (ii) assess a fine to the Owner until the violation is cured in accordance with a Schedule of Monetary Fines adopted by a vote of the Owners.
2. If there are any trees, whether located on an Owner's Lot or on Association common property, with limbs overhanging the common property streets and such limbs are less than thirteen (13) feet above the streets, at its discretion, the Board may hire a third party to trim such limbs to allow for at least a height of thirteen (13) feet, with the cost of this service to be borne by the Association. Any Owner, at their discretion, may also perform this function for any tree that is located on the Owner's Lot. The purpose of this is to limit potential hazard for tall vehicles driving on the streets."

As the duly appointed officers of the Board of Directors, we hereby certify the above to be an accurate copy of the Resolution adopted and recorded in the minutes of the Board of Directors of the Bexar County Highlands Ranch Homeowners Association, Inc. dated November 7, 2019.

  
Jo Ann Browne, President

  
Jimmy Junkin, Assistant Secretary