

Yard, Lawn, and Residential Lot Maintenance Policy 2023
Adopted 5/25/2023
Effective 7/1/2023

The intent of this Yard, Lawn, and Residential Lot Maintenance Policy (“Policy”) is to provide clear guidelines for the appearance of yards and lawns on Residential Lots at Capitol City Golf Club Estates (“CCGCE”).

In accordance with Section 7.2 of the Amended and Restated Declaration for Capitol City Golf Club Estates, Owners shall maintain their Residential Lot and the Residences and other improvements thereon, as reasonably necessary to keep Lots in a condition that is neat and attractive, and consistent with the aesthetics and style of the community. This policy supplements that provision.

Grass lawns, ground cover or water-wise landscaping on Residential Lot areas that are visible to the public shall be kept reasonably free of weeds. Grass lawns may be allowed to go into summer dormancy (not watered by sprinkler or irrigation) until further notice. To comply with fire safety standards, grass shall not exceed four inches (4”) in height.

Drought resistant landscaping, as that term is defined in RCW 64.38.057(4)(b), may be installed after an Architectural Control Committee (ACC) Application has been received and approved by the ACC in accordance with Article 9 of the Declaration. All alternative to grass and other heavy water use plants must be kept reasonably free of weeds.

For fire safety reasons, back and side yards that are behind a solid fence or hedge must be maintained, with a grass height four inches (4”) or less.

Back and side yards without a fence or hedge must be maintained to the same quality as visible areas of the Residential Lot.

Adjacent parking and cut-out parking areas shall be maintained in a neat and in a reasonably weed-free condition.

Bushes, shrubs, plants, and hedges shall be maintained in such a way that they do not extend into the streets. Hedges shall be no taller than six feet (6’) in height.

Bushes, shrubs, plants, and hedges shall be maintained in a neat and tidy manner and should not obstruct lines of sight on roads or intersections.

Bushes, shrubs, plants, hedges, and landscape materials along shared property lines shall be maintained so they do not encroach upon neighboring lots and shall be maintained within the lot.

Dead bushes, shrubs, plants, hedges, and trees are to be removed within a reasonable timeframe.

Yard waste, such as downed tree limbs, plant trimmings and accumulated cut grass piles, shall be removed on a regular basis and not allowed to remain on any portion of a Residential lot, other than as compost.

Trees shall be pruned to provide a minimum road clearance height of fourteen feet (14').

Regularly managed and well-maintained compost bins and piles are allowed. Composting areas shall be screened from public view. Composting areas shall be constructed and maintained in a manner to deter odors and vermin. Prior approval of the Board is required to ensure a suitable location is identified prior to installation of compost bins.

Enforcement

In the event any Owner fails to maintain their yard, lawn, or Residential Lot to the standards of this Policy or the Declaration:

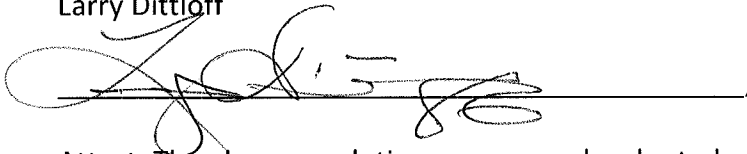
- The Board may find an Owner's yard, lawn, or Residential Lot in violation of this Policy after a review by two or more Board Members.
- A Violation Notice shall be mailed to the Owner, identifying conditions to be remedied with the Owner being required to correct identified issues within 30 days of the date of the notice in accordance with Declaration Section 17.1.
- Fines may be assessed in accordance with the Association's Fine Schedule for items not corrected within the prescribed time.
- Owners have the right to dispute a violation by requesting a hearing before the Board before any fines are issued. To have a hearing before the Board, the Owner must submit a written request to the Board within 14 days of the date of the Board's Violation Letter unless a different response date is provided within the Violation Letter (*1/20/2022 Rules and Regulations Enforcement Policy*).
- Fines may be assessed for items not corrected within the prescribed time.
- As permitted by CCGCE HOA governing documents (*2021 Declarations* of the Association, Section 7.3 and 10.7) the Board may enter onto a lot with reasonable notice to the Owner to maintain and repair items to bring the lot to a reasonable level of compliance.

- The Board shall levy an assessment to the lot Owner for any maintenance or repair costs associated with the Board's work done on the Owner's lot.
- This Section shall not be interpreted to allow the Board, or its agents to enter any residence except in an emergency as provided in Sections 7.3 and 10.7 of the *2021 Declarations*.

Dated this 9th day of June 2023

Capitol City Golf Club Estates HOA

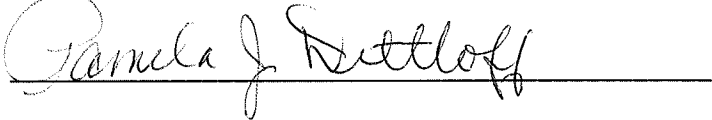
Larry Dittloff

A handwritten signature in black ink, appearing to read 'Larry Dittloff', is written over a horizontal line.

Its President

Attest: The above resolution was properly adopted

Pam Dittloff

A handwritten signature in black ink, appearing to read 'Pamela J. Dittloff', is written over a horizontal line.

Its Secretary