Resolution of the Board of Directors of Riverbrooke HOA

Adoption of Landscape Guidelines

WHEREAS,
The Board of Directors ("Board") of Riverbrooke Homeowners Association ("Association") is empowered under the Association's governing documents to regulate and maintain community aesthetics, property values, and overall neighborhood harmony; and

WHEREAS,
The Board finds it necessary to establish consistent landscape standards to preserve the community's appearance, promote environmental sustainability, and protect the common welfare of all residents; and

NOW, THEREFORE, BE IT RESOLVED,
That the Board of Directors hereby adopts the following **Landscape Guidelines**:

1. General Standards

- All lots must be maintained in a neat, clean, and attractive condition, free of weeds, overgrowth, or dead plants.
- Front yards must consist primarily of living plant material (e.g., grass, shrubs, trees, or approved xeriscape).
- Artificial turf, stone, or mulch may be used only with prior written approval from the Architectural Review Committee (ARC).

2. Planting & Trees

- Homeowners must maintain all trees and shrubs on their property in a healthy condition.
- Removal of trees requires ARC approval.
- Replacement trees may be required if removal significantly alters the streetscape.

3. Turf & Ground Cover

- Grass must be regularly mowed, edged, and irrigated to maintain a green and healthy appearance.
- Xeriscaping, native planting, or alternative turf must receive ARC approval prior to installation.

4. Irrigation & Water Conservation

- Sprinkler systems should be maintained to prevent leaks, overspray, or runoff.
- Watering must comply with local drought or water-use restrictions.

5. Hardscape & Decorative Elements

- Any rock beds, edging, pavers, or other non-plant materials must receive ARC approval.
- Lawn ornaments, statues, or decorative items must be consistent with community aesthetics and may not exceed 24 inches without ARC approval.

6. Ongoing Maintenance

- Homeowners are responsible for replacing dead plants.
- Weeds must be removed promptly from lawns, beds, and cracks in driveways or sidewalks.
- Properties not maintained to these standards may be subject to violation notices and fines in accordance with the governing documents.

Effective Date

This Resolution shall take effect immediately upon adoption and shall remain in force unless amended or repealed by the Board.

CERTIFICATION

The undersigned, being the duly elected president of Riverbrooke Homeowners Association, hereby certifies that the foregoing Resolution was adopted by the Board of Directors on the 8th of October, 2025.

President

Srikanth Vakalapudi 09/10/2025

Signature

Signature: Srikanth Vakalapudi
Srikanth Vakalapudi (Oct 9, 2025 16:24:45 EDT)

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