Resolution of the Board of Directors of Riverbrooke Homeowners Association Regarding Home Maintenance Standards

WHEREAS:

1. The Declaration of Covenants, Conditions, and Restrictions ("CC&Rs;") for **[Association Name]** grants the Association authority to establish rules and standards to preserve the community's appearance, safety, and property values; and
2. The Board of Directors has determined that consistent maintenance of homes and lots is essential to protecting the aesthetic harmony and value of the community; and
3. It is in the best interest of the Association and its Members to adopt clear and enforceable standards for home maintenance.

Section 1. General Maintenance Standards

All homes and lots shall be maintained in a clean, safe, and attractive condition, including but not limited to:

- **Exterior Surfaces**: Homes must be kept free of peeling paint, rotting wood, rust, mildew, or other deterioration.
- **Roofs & Gutters**: Must be kept in good repair and free of debris.
- **Driveways, Walkways & Fences**: Must be structurally sound and free of major cracks, holes, leaning, or broken sections.
- **Landscaping**: Lawns, trees, and shrubs shall be regularly maintained, trimmed, and free of overgrowth, dead material, or invasive weeds.
- **Trash & Debris**: Yards must remain free of litter, discarded items, or stored materials not approved for exterior storage.

Section 2. Compliance & Enforcement

- The Association, through its Board or designated Management Company, may conduct inspections as necessary to ensure compliance.
- If a violation is identified, the homeowner will receive written notice with a reasonable deadline to correct the issue.
- Failure to comply may result in fines, suspension of privileges, or corrective action as authorized by the CC&Rs; and state law.

Section 3. Appeals

Homeowners shall have the right to request a hearing before the Board to contest any notice of violation or enforcement action.

Section 4. Effective Date

This Resolution shall take effect immediately upon adoption and remain in force until amended or repealed by the Board of Directors.

CERTIFICATION

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

Srikanth Vakalapudi 09/10/2025

President

Signature: Srikanth Vakalapudi
Srikanth Vakalapudi (Oct 9, 2025 16:25:15 EDT)

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