

SUNSET GREENS HOMEOWNERS ASSOCIATION
Board of Directors Resolution Number 2005.# 17
Subject: Lawn Care

BACKGROUND: The CC&R's require the HOA to maintain the front, side and back yards of all villas and the front yards of single-family detached residences. As part of this responsibility, the Board of Directors contracts landscaping services with specific requirements within the contract. On January 24, 2005 the HOA Board adopted a maintenance checklist resolution requiring annual lawn inspections resulting in recommendations to the Board for turf corrections.

The HOA Board makes every effort to ensure that lawns are adequately fertilized, weeded, aerated, irrigated, mowed, and that lawns are properly corrected with sod or seed. The goal is to have healthy and thriving lawns.

Despite these efforts, Bermuda grass surrounds the development and invades with its spores and moves from lawn to lawn with mowing equipment. Once established, Bermuda grass is nearly impossible to eradicate, even with resodding. Annual cultivation and reseedling as done by the surrounding golf course would be cost prohibitive. This type of grass lies dormant approximately three and one-half months of the year. During dormancy there is an undesirable contrast with the surrounding turf, however, the remainder of the year this grass blends in appearance with the remainder of the lawn.

There have been many requests from homeowners to have patches of Bermuda grass replaced with new sod. These requests have been denied due to the above reasons. The landscape committee is on record supporting this policy.

RECOMMENDATION: The 2005 Sunset Greens Homeowners Association Board of Directors (SSG HOA BOD) will continue its efforts to maintain high quality lawns, but this effort will not extend to replacing Bermuda grass invasions. Homeowners with Bermuda grass will be advised of this policy and they may cultivate their lawns in much the same manner as the surrounding golf course, at their own expense.

This policy will go into effect April 11, 2005.

Accepted by the Sunset Greens Board of Directors this 11th day of March, 2005.

MOTION BY: Anna Schaffer SECONDED BY Patti Adams

ATTESTED: [Signature]

Duly adopted by the Board of Directors on 3-11, 2005.