



**RESOLUTION 02 -2010
Property Mowing Enforcement Directive**

WHEREAS, Section 28 D of the Declarations of Covenants, Conditions, and Restrictions for King's Deer Subdivision, and Section 28 D of the Declaration of Covenants, Conditions, and Restrictions for King's Deer Highlands, (the "Covenants"), provides that the Association may adopt and publish rules and regulations with which each owner and all other occupants shall strictly comply;

WHEREAS, Section 28 A of the Covenants authorizes the Association to enforce the covenants;

WHEREAS, Section 12- General Development Plan- of the Covenants require; " Each Owner and the Association shall comply with the Development Plan including, without limitation, the wildfire mitigation requirement, and the Association shall enforce the Development Plan."

WHEREAS, The King's Deer Bylaws - Section VII.I Powers; sub-section (a) stipulates that the Board of Directors shall have power to: "adopt and publish rules and regulations and to establish penalties for the infraction thereof."

WHEREAS, Section 9. Assessments; sub-section A. Creation of the Obligation for Assessments. of the Covenants stipulates that; "each Owner, for each Lot owned within the Property, by acceptance of a deed therefor or interest therein, whether or not it shall be so expressed in such deed, shall be deemed to covenant and agree to pay to the Association, in the manner, amounts and times prescribed herein, all assessments, charges, fees, fines and other sums which are described in this Declaration."

NOW, THEREFORE, THE KING'S DEER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS HEREBY RESOLVE:, that the following standard for enforcement of the minimum annual mowing requirement shall be adopted by the Board of Directors of the Association:

Section 1. Lots not mowed by the annual deadline date set by the Board of Directors shall be deemed as in violation of the standards of the HOA and their owners shall be notified of such violation in accordance with the published covenant enforcement policy unless the Board grants a waiver or variance otherwise.

Section 2. The Association will not normally mow lots that have not complied with the annual mowing requirement.

Section 3. When the Board of Directors determines that it is in the best interest for the Association to mow a lot to bring the lot into compliance with the minimum mowing requirements, the Association shall charge the owner the full cost of mowing, a \$100 administrative service charge and a fine for non-compliance of not less than \$100, all payable within 30 days of billing to the owner.

Section 4. If not paid with-in the specified period, an additional \$25 per month, commencing 30 days after the original billing, shall be levied until total payment is received.

Adopted this 23 day of March, 2010 by the King's Deer Homeowners Association Board of Directors.

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President Board of Directors

Secretary Board of Directors