

# **GREEN MOUNTAIN HOMEOWNERS ASSOCIATION**

## **HOA Ground Cover Resolution**

WHEREAS, the Board of Directors of the Green Mountain Phase 1 HOA recognizes the need for alternative ground cover options within the community; and

WHEREAS, the Board of Directors recognizes the need to balance individual property rights with the overall aesthetic and maintenance needs of the community; and

WHEREAS, the Board of Directors has determined that the following ground cover options are acceptable within the community:

1. Woolly Thyme "Exhibit A"
2. Corsican Mint "Exhibit B"
3. Micro-clover "Exhibit C"
4. Bluestar Creeper "Exhibit D"
5. Creeping Thyme "Exhibit E"

NOW, THEREFORE, BE IT RESOLVED, that any homeowner wishing to install an alternative ground cover on their property must submit an Architectural Review Committee (ARC) form to the Architectural Control Committee for approval. The ARC form must include the following information:

1. Start date of installation
2. Germination time for the selected ground cover
3. The specific species of ground cover being installed
4. Whether the change will happen by remove and replace or overseeding

BE IT FURTHER RESOLVED, that any installation of alternative ground cover must include a barrier around the vegetation to prevent it from spreading onto neighboring properties. The barrier must be approved by the ARC and must be maintained by the homeowner.

BE IT FURTHER RESOLVED, that management inspections will exempt the approved ARC from violations and fines during the germination period listed on the approved ARC. The exemption will only apply to violations and fines related to the installation and maintenance of the approved ground cover during the specified germination period.

BE IT FURTHER RESOLVED, that any installation of alternative ground cover must be in compliance with all applicable zoning and building codes, and must not negatively impact the surrounding properties.

Please see pictures on Page 2

**An ARC must be submitted before any changes are made.**

**Exhibit A: Woolly Thyme**



**Exhibit B: Corsican Mint**



**Exhibit C: Micro-Clover**



**Exhibit D: Bluestar Creeper**



**Exhibit E: Creeping Thyme**



**ATTEST:**

DocuSigned by:

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Amanda Bell  
President, Board of Directors,  
Green Mountain Ph 1 Homeowners Association

DATED: 6/14/2023

DocuSigned by:

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Leslie Connolly  
Secretary, Board of Directors,  
Green Mountain Ph 1 Homeowners Association

DATED: 6/14/2023