

Green Mountain Phase 1 Homeowners Association

Resolution No. 2025-02: Lot Appearance and Maintenance Resolution

WHEREAS, Article 5, Section 5.17 of the *Declaration of Covenants, Conditions, Restrictions, and Easements for Green Mountain Phase 1* (“CC&Rs”) requires each Lot Owner to maintain their Lot and Improvements in a clean and attractive condition, in good repair, and in such fashion as not to create a fire hazard; and

WHEREAS, the CC&Rs further require Owners to keep all shrubs, trees, grass, and plantings neatly trimmed, properly cultivated, and free of weeds, trash, and unsightly material; and

WHEREAS, the Board of Directors (“Board”) is empowered under Article 9 §9.1 of the CC&Rs and Article 6 §6.5 of the Bylaws to interpret, clarify, and adopt rules for the enforcement of the Governing Documents; and

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following clarification and standards governing the appearance and maintenance of Lots within the Green Mountain Phase 1 community:

Section 1. General Lot Appearance

1. Each Owner shall maintain all visible portions of their Lot and Improvements in a clean, neat, and attractive condition consistent with the overall appearance of the community. This includes portions of a lot visible from alleyways.
2. Visible clutter such as debris, discarded materials, or personal property not in regular use for playing, exercise, recreation, gardening or regular outdoor activities shall not be stored in yards, driveways, or areas visible from the street or alleyway.
3. Exterior surfaces including siding, trim, doors, and fences shall be kept in good repair and free of peeling paint, excessive discoloration, or deterioration.
4. Windows and screens should not be broken or damaged.

Section 2. Landscaping and Vegetation

1. All front yards and street-facing areas shall be fully landscaped with trees, shrubs, lawn, or ground cover as required by Section 5.10 of the CC&Rs.

2. Landscaping must be maintained year-round, including:
 - Regular mowing and edging of lawns;
 - Pruning and trimming of shrubs and trees to prevent overgrowth or encroachment;
 - Replacing dead or diseased plants and replenishing bark mulch or ground cover as needed;
 - Keeping planting beds and lawns free of weeds, pests, and debris.
 - Keeping fence lines along the property, including those in alleyways, free of weeds, pests, and debris.
3. Hedges shall not exceed six (6) feet in height and must be neatly trimmed.
4. All planting strips adjacent to public streets must meet City of Camas maintenance requirements and be kept clean, trimmed, and free of litter.

Section 3. Repairs and Restoration

1. Damage to Lots or Improvements caused by fire, storm, vandalism, or other causes shall be repaired or restored within a reasonable period of time. What is considered "reasonable" depends on the circumstances, such as the extent of the damage, the time it takes to get insurance approvals, the availability of contractors and materials, and local building permit processes.
2. Temporary repairs must be made promptly to prevent deterioration, safety hazards, or visual blight.

Section 4. Compliance and Enforcement

Any violation of this Resolution may result in enforcement action and fines as defined in the Association's Fine and Enforcement Resolution 2024-002.

Section 5. Effective Date

This Resolution is effective upon Board approval and distribution to all owners. It clarifies and supplements CC&R §§ 5.17 and supersedes any prior informal guidance on lot appearance and maintenance.

Adopted this ____ day of _____, 2025

By resolution of the Board of Directors, Green Mountain Phase 1 Homeowners Association

President: _____

Secretary: _____
