

To: All Round Hill Estates North (RHEN) Property Owners

From: Board of Directors

Date: May 17, 2004

Re: Proposed Home and Landscape Maintenance Rules

The Board late last year passed the “Architectural and Landscape Rules, Guidelines and Procedures” to describe the process and requirements for Architectural Committee approval of new construction, remodels and landscape alterations based upon the also newly approved CC&Rs (Covenants, Conditions and Restrictions). To augment these requirements, we have drafted the proposed “Home and Landscape Maintenance Rules” to have a standard for maintenance once improvements have been completed. These proposed Maintenance Rules were drafted in conjunction with our landscape and architectural consultants and edited by the Board using input from other associations facing similar issues.

Homes and landscape tend to run down unless maintenance is done on a regular basis. The Board is committed not just to maintaining home values, but to improving them. One method to achieve this goal, is to make sure that all properties are maintained in first-class condition as stipulated in our CC&Rs. These Maintenance Rules outline the Board’s interpretation of the CC&R’s description of both maintenance standards and enforcement of those standards.

Some highlights are:

- 1) Setting standards for landscape maintenance;
- 2) Setting standards for home maintenance;
- 3) Information and standards for draining and erosion control, including the elimination of discing and spraying to kill grass on rear-yard slopes due to the catastrophic consequences of this action; and
- 4) Policy of using the Association Management company to inspect RHEN lots every month and report infractions including a notification/hearing procedure and a fining policy.

Please take a moment to review the proposed Rules.

Should you have any questions or would like to comment on these proposed rules, please attend the next Board meeting to be held at the Round Hill Country Club, 7:00pm, May 25, 2004.

Should you misplace the document, or need printable copies of the forms, the document will be available on our website www.rhen.org. You can also place your comments in the discussion forum on the website.