

**PEBBLE CREEK PROPERTY OWNERS ASSOCIATION**

**RESOLUTION 2020-\_\_\_\_\_**

***(Regarding Upkeep of Fences)***

**WHEREAS**, Article 2, Section 2.1 of the Pebble Creek Property Owners Association's ("Association") Bylaws provides that the property, affairs, and business of the Association is managed by the Board of Directors ("Board") and, except as otherwise expressly provided by law, the Article of Incorporation, or the bylaws, all powers of the Association shall be vested in the Board; and

**WHEREAS**, Article 8, Section 8.04(a) of Pebble Creek Property Owners Association's ("Association") Protective Covenants ("Protective Covenants") provides that "[t]he board of directors of the Association shall have the power to establish, adopt, and enforce rules and regulations with respect to use of the Common Areas and with respect to such other areas of responsibility assigned to the Association by the Declaration;" and,

**WHEREAS**, Article 9, Section 9.01 of the Protective Covenants provides that the Association is responsible for the upkeep of the Association's Common Area, which upkeep includes the operation, care, maintenance, repair, restoration, replacement, improvement, renovation, and reconstruction of the Common Area; and

**WHEREAS**, Article 33, Section 3.04(b) of the Protective Covenants states that the Owner of any Lot shall be responsible for keeping the premises, improvements, and appurtenances in a safe, clean, wholesome condition, which shall include performing all exterior maintenance repairs to each improved Lot.

**WHEREAS**, the Board has determined that a need exists to clarify and identify those fences in the Property, which the Association is responsible for maintenance, and establishing rules regarding the care and use of such fences by the Lot Owners, as well as identifying the fence maintenance requirements for the Lot Owners on their Lots; and

Now, **THEREFORE, BE IT RESOLVED** as follows:

The Association is responsible for and will upkeep as defined by the Protective Covenants only those fences located on the Association's Common Area as are identified on the map of the Property attached hereto as "Exhibit A."

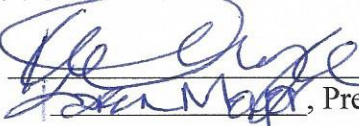
No Lot Owner or resident will hang, attach, or place anything on a fence located in the Common Area or aesthetic reasons, to prevent damage to the fences, and to prevent interference with actions by the Association to upkeep the fences.

Lot Owners shall be responsible for the maintenance of the fences located on their respective Lots and shall keep the fences in a safe, clean, and wholesome condition.

The Effective Date of this Resolution is April 20, 2020. It supersedes and replaces any and all previous resolutions related to fence maintenance.

PEBBLE CREEK PROPERTY OWNERS  
ASSOCIATION

By:

  
\_\_\_\_\_, President

PEBBLE CREEK PROPERTY OWNERS ASSOCIATION

RESOLUTION 2020-\_\_\_\_

Resolution Type: POLICY  
Pertaining to: Upkeep of Fences

No. 2020-

Duly Adopted at a meeting of the Board of Directors held April 20, 2020.  
Motion By: \_\_\_\_\_ Seconded by: \_\_\_\_\_

VOTE:  
ABSENT

YES NO ABSTAIN

[Signature]  
Director

✓ — — —

[Signature]  
Director

✓ — — ✓

[Signature]  
Director

✓ — — —

[Signature]  
Director

✓ — — ✓

[Signature]  
Director

✓ — — —

ATTEST

[Signature]  
Secretary