

FAIR RIDGE COMMUNITY ASSOCIATION
POLICY RESOLUTION 07-01
(Tree Policy)

WHEREAS, pursuant to Article VII, Section 1(a) and (c) of the By-Laws of the Fair Ridge Community Association, the Board of Directors is vested with the powers and duties necessary for the administration of the affairs of the Association, and is vested with the power to adopt any rules and regulations, provided that such rules and regulations shall not be in conflict with the Property Owners Association Act, Declaration, Articles of Incorporation or Bylaws of Fair Ridge Community Association; and

WHEREAS, Article V, Section 1 (i) of the Declaration instructs that the owner of any lot shall, at his own expense, maintain his lot, and Dwelling, and any and all appurtenances thereto, in good order, condition, and repair, and in a clean, sightly, and sanitary condition at all times; and

WHEREAS, Article VI, Section 6 (1) of the Declaration gives the Architectural Control Committee authority to adopt and promulgate rules and regulations regarding the preservation of trees; and

WHEREAS, the Board of Directors deems it necessary to implement this covenant for the benefit of all members of the Association:


NOW, THEREFORE, BE IT RESOLVED THAT the Fair Ridge Community Association hereby adopts the following policy:

All Lot Owners must maintain, in healthy condition, all trees on their lot. All trees that have died or are missing, must be replaced with like type, minimum of eight (8) feet in height and 2 inches in caliper. All lots shall have a tree planted in the front lawn in accordance with the builder's landscape plan or as approved by the Architectural Control Committee.

Any violation of this policy will be subject to the Due Process procedures of the Association.

FAIR RIDGE COMMUNITY ASSOCIATION
Signed 
President, FRCA

I hereby certify that the foregoing resolution was duly adopted at a meeting of the Board of Directors of the Fair Ridge Community Association on this 28th day of February, 2007.

Signed 
Secretary, FRCA