

**HARMON RANCH HOMEOWNERS ASSOCIATION
PROPERTY/LANDSCAPE MAINTENANCE POLICY**

Adopted: January 7, 1999

In addition to the requirements stated in the CC&R's, Sections 1.14, 2.4, 6.7, 6.10, 6.17, 6.21, 9.3, 9.5, 12.1, and 12.6, the following guidelines shall apply to every property, or LOT, in the Association.

Each OWNER shall keep neatly trimmed, properly cultivated, and free from trash, weeds, and other unsightly material, all shrubs, trees, hedges, grass, and plantings of every kind located on his LOT, and other public right-of-way or easement area which abuts the owner's LOT, and which is located between the boundary line of his LOT and the paved area of any street or sidewalk. Weeds and refuse of all kinds, including pet droppings, must be promptly removed from these areas by the owner.

"Weeds" include any undesired or uncultivated grass or plant material growing in rock areas, on lawns, on driveways or walkways, or anywhere on the LOT. "Wildflowers" or "wild ground cover" are considered "weeds" unless approved as part of an overall landscape plan for the LOT.

Each owner shall maintain his residence, LOT, and all improvements in good repair. The yards and landscaping on all improved lots shall be neatly and attractively maintained, and shall be cultivated and planted to the extent required to maintain an appearance in harmony with other improved lots in Harmon Ranch.

During prolonged absence or preoccupation, the owner shall arrange for the continued care and upkeep of his LOT.

Owners failing to properly maintain their LOT are subject to fines as established by the Board, and such fines shall be levied in the manner of other assessments against the owner.