

PROCEDURAL RULE REGARDING THE ENFORCEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVERSIDE PLACE

Whereas the bylaws of Riverside Place Owners' Association provide that the Board of Managers (the "Board") shall have among its powers and duties:

- a. To administer and to enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations and all other provisions set forth in the Declaration and the Articles and the Bylaws of the Association, and
- b. To establish, make and enforce compliance with such rules as may be necessary for the operation of all lots within the subdivision; and

Whereas, the Board desires to establish its role with respect to enforcement of the covenants, conditions, and restrictions for Riverside Place as an adjudicative body and to afford the members of the Association due process, the Board hereby adopts the following procedure:

1. Architectural Standards Paragraph 16, page 7, states: "The concern of the (Architectural) Committee is to preserve the natural appearance of Riverside Place and the maintenance of such appearance. However, a more refined landscaping appearance to a site is highly encouraged."
2. In the August 2, 2003, annual meeting, the subject of landscaping maintenance was discussed and the members authorized the Board to develop guidelines. The minutes of the meeting were distributed to all owners and contained the following paragraph: "During discussion of the Property Maintenance section of the report, it was proposed that the Association hire a contractor to remove noxious weeds and dead trees and shrubs from lots that had not been maintained by July 4th each year. The cost and a penalty would be billed to the lot owner. A suggestion was made that the Board draft guidelines for the Architectural Control Committee with respect to noxious weeds and dead trees and shrubs. It was also suggested that any notice to owners should include a list of contractors available to owners. The Board agreed to establish guidelines."
3. If a member of the Board, a member of the Architectural Committee or any owner reports an owner's property in need of general clean up to the President after July 4, the President will take the following action.
 - a. Verify with the chairperson of the Architectural Committee the lot needs work and will list the work needing to be done.
 - b. Place a call to the owner to review the rule, outline the work to be done and to obtain a reasonable date when the work will be accomplished.
 - c. Follow up the call with letter confirming the phone call and work to be done (a copy of this rule will be included).
 - d. If the work is not completed by the due date, the President will place a second call to the owner. If it is obvious the owner does not agree to have

the work done right away then the President will authorize the Architectural Committee to arrange for the work to be done and will invoice the owner accordingly. This will be done in writing with a copy to the owner.

- e. The contractor invoice and a fine of \$100 for causing the Board and Architectural Committee to discharge the owner's obligation will be sent to the owner at the completion of the work.

The following are three landscape firms in Summit County, which can be used by owners:

1. Alpine Gardens, Silverthorne 970-468-0890
2. Neils Lunceford, Silverthorne, 970-468-0340
3. Summit Landscaping, Breckenridge, 970-453-1039

Approved

Date

7/5/05

Board of managers

Jack Walker

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Allan Schutt

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