RESOLUTION

OF

BELLA VISTA OF PUEBLO HOMEOWNERS ASSOCIATION, INC.

REGARDING RESPONISIBILITES ASSOCIATIED WITH

REPAIRS AND MAINTENANCE

The following procedures have been adopted by BELLA VISTA OF PUEBLO HOMEOWNERS ASSOCIATION, INC. ("Association") pursuant to C.R.S. 38-33-3.3-209.5 by the Board of Directors.

Purpose: To clearly delineate who is responsible for repairs and maintenance pertaining to hard and soft landscaping, decks, patios, walkways, driveways, and common areas.

NOW, THEREFORE, IT IS RESOLVED that the Association hereby adopts the following policy regarding Repairs and Maintenance of landscaping and common areas.

I. RESPONSIBILITY OF THE HOA:

a. Weekly trash service
b. Snow removal of streets, driveways and homeowner sidewalks (when snowfall is 2 inches or more) including the sidewalks along Eagleridge Blvd., Ridge Dr., Landmark Rd., that are in the public right of ways
c. Weekly lawn mowing and trimming
d. Lawn Preventive Maintenance: Fertilizing, Aerating, De-Thatching, Sprinkler System Repairs
e. Trimming, Fertilizing/Spraying of bushes and trees both in yards and common areas
f. Removal of dead or damaged trees and bushes. Stumps will be cut to ground level. (***Stump removal will be at Homeowner's expense***)
g. Maintenance and repair to common areas (Streets, landscaped area along Eagleridge Blvd., Ridge Dr., Landmark Rd., Center Courtyard at Bella Vista, Entry Island at Bella Vista and Bella Vista Nord)
h. Weed control and removal in yards and common areas (To include grass that has grown outside of edging on lawns)
i. Any damage that is caused by storms that is covered by our master insurance policy

II. RESPONSIBILITY OF THE HOMEOWNER:

ANY CHANGES AND/OR REPAIRS MUST HAVE PRIOR APPROVAL BY THE DESIGN REVIEW COMMITTEE including but not limited to stucco, trim, downspouts, concrete walks, decks, retaining walls, fencing, etc.

a. Maintenance or repairs to homeowners' decks, patios, retaining walls
b. Repair/painting or replacement of the stucco or exterior trim of houses
c. Repairs or maintenance to rain gutters

d. Repairs to sidewalks or driveways
e. Replanting new bushes or trees in individual yards or modification of landscaping of yards desired by homeowners. All modifications to landscaping must be approved by the Design Committee. (Existing trees or bushes that are dying will be removed by the HOA, but any replacements or additions will be at the homeowner's expense.)
f. Lawn replacement
g. Artificial turf maintenance, repair or replacement
h. Hard landscaping such as rock, road base, breeze
i. Trimming, pruning, deadheading of homeowner's perennial or annual flowers and gardens

III. BOARD APPROVAL for EXCEPTIONS:

Owners may request Board approval for exceptions by contacting the Association Manager ***prior*** to making any changes.

BELLA VISTA OF PUEBLO HOMEOWNERS ASSOCIATION, INC.

By: Denise M. Matott
President

This Resolution was adopted by the Board of Directors on the 16th **day of** February, 2023 **and is effective the** 5 **day of** March, 2023, **and is attested to by the Secretary of BELLA VISTA OF PUEBLO HOMEOWNERS ASSOCIATION, INC.**

By: Laura J. Gyll
Secretary