

# Savannah

## Owner Maintenance Responsibilities and Rules

Owners are responsible for the maintenance, repair and replacement of all improvements and landscaping

- located within their Lot boundaries, including the exterior of their home, driveway and walkway and all yard areas
- located within yard areas of each Lot
- including areas located outside the front and any side boundaries of a Lot, as located up to the sidewalk, curb or other area maintained by the town
- proper storm water drainage on their Lot

Maintenance of these areas includes

- first class residential maintenance to the highest standard of maintenance provided by Owners in the Community
- keeping each Lot and all improvements on the Lot in a well maintained, good repair, clean, sightly, and wholesome condition at all times
- landscape maintenance of each Lot in a safe, neat, attractive and well-kept condition, with landscaping being kept alive and thriving (during late spring and summer seasons), lawns mowed hedges, shrubs and trees pruned and trimmed, adequate watering, replacement of dead, diseased or unsightly materials, removal of weeds and debris and rock and mulch areas neat and attractive
- snow removal on sidewalks, including the front and side yard sidewalks

Compliance with these standards is as reasonably determined by the Board of Directors or its agent or agents.

Owners may appeal maintenance compliance conditions of their Lot, as claimed in violation by the Association, to the board, pursuant to enforcement procedures the board has adopted.

Owner maintenance enhances the value of all properties in the Savannah planned community.

Thank you!

## Savannah Master Association, Inc.

### Resolution Adopting Rule on Owner Maintenance of homes, driveways and walkways and all yard areas

**Subject**

**And**

**Purposes:**

Establishing a rule to require Owners to maintain their home, driveway, walkway and all yard areas (including adjacent areas located outside the boundaries of a Lot and in the public right away). These areas are landscaped up to the sidewalk or curb). Most Owners in our community adequately maintain these improvements and landscaping. The purpose of the attached rules is to encourage all Owners to adequately maintain their Lot and the adjacent landscaping in the public right of way.

**Authority:**

The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.

**Effective**

**Date:**

June 1, 2014.

**Resolution:**

The Association adopts the attached rules on Owner Maintenance of homes, driveways and walkways and all yard areas.

**Certification:**

The undersigned, being an officer of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors on May 16, 2014.

Savannah Master Association, Inc.

By:

Dorothy Petty  
Name

Secretary  
Title

Dorothy C Petty  
Printed Name