

CENTENNIAL GLEN HOMEOWNERS ASSOCIATION

RESOLUTION # 2021-8 FOR THE ADOPTION OF PROCEDURES REGARDING THE ASSOCIATION'S LANDSCAPING, LAWN MAINTENANCE, SPRINKLER/IRRIGATION SYSTEMS MAINTENANCE, AND SNOW/TRASH REMOVAL RESPONSIBILITIES

Effective Date: 24 March 21


In compliance with Article 4 of the Declaration and to carry out the responsibilities listed therein, the Board of Directors hereby adopts the following resolution regarding procedures for the maintenance, replacement and repair of all Common Property, including all structures (monuments/walls/fences/lights) located in the Common Areas of the community; procedures for Community Landscaping and lawn maintenance; procedures for maintenance, repair, and replacement of all Community sprinkler/irrigation systems; and procedures for snow and trash removal. This resolution replaces Centennial Glen HOA Resolution # 2018-8, dated 19 November 2018, addressing the same subject. This update makes minor typographical corrections and removes reference to the specific day of the week that trash is picked up.


1. **COMMON AREAS AND PROPERTY.** The common areas of the Association include those areas and grounds depicted on the Plat of Centennial Glen Filing No. 1, April 9, 2003, and as defined in Article 1.8 of the Declaration. Common Property includes not only the Common Areas of the Association, but also the sprinkler/irrigation systems and control box(s); the fence that separates the Community from Centennial Boulevard; all grounds, walls, sidewalks, lighting, and Landscaping outside the fence to Centennial Boulevard; the monuments at the two entry points of the Community from Centennial Boulevard; and the Landscaping along both sides of Centennial Glen Drive between the sidewalks and the street. Common Areas/Property does not include the driveway providing access to lots 22 and 23, nor does it include the sidewalks, the grounds/drains between the homes, the rock drain behind the homes on the inside of the fence, nor the rock features/walls located on homeowner property.
2. **LANDSCAPING.** The Association is responsible for the maintenance of all Landscaping within the Community, including that on both the Common Areas/Property and homeowners' property. The Association is responsible for all maintenance costs and Landscaping replacement costs in the Common Areas/Property and for the removal of dead trees and bushes on homeowners' property, including the bushes and Landscaping between the sidewalks and Centennial Glen Drive. It is not responsible for and does not

pay for replacing dead trees, bushes, shrubs, or sod on individual homeowner's property.

3. **LAWN MAINTENANCE.** The Association is responsible for all mowing, pruning, aeration, fertilizing, weed control, trimming, and watering of homeowner lawns, and for the **removal** of all dead trees, bushes, and shrubs.
4. **MAINTENANCE PLAN.** The Association is responsible for developing a maintenance plan (Para. 5-7(b) of the Bylaws) to ensure all required lawn maintenance and landscaping functions as outlined in Article 4 of the Declaration are performed. This maintenance plan is developed annually and is provided by the Association's landscaping contractor. The plan is posted on the website.
5. **SPRINKLER/IRRIGATION SYSTEM MAINTENANCE AND REPAIR.** The Association is responsible for installing, maintaining, repairing, and replacing the sprinkler and irrigation systems throughout the Community. If the sprinkler or irrigation system is damaged by an independent contractor hired by the homeowner, then the homeowner is responsible for the costs of repair and/or replacement. The Association monitors irrigation to ensure it does not exceed that necessary and sufficient to maintain the healthy state of lawns, trees, shrubs, and bushes, and to comply with any applicable watering restrictions levied by the City.
6. **SNOW REMOVAL.** The Association is responsible for snow removal from all sidewalks and driveways in the Community, including the driveway that provides access to Lots 22 and 23. Back patios and decks are not cleared of snow. Snow removal operations are triggered when the snow depth is at least 3 inches. Centennial Glen Drive itself is a city street. The Association is not responsible for clearing the street, although it will make efforts to ensure the clearing of snow from immediately in front of individual driveways.
7. **TRASH REMOVAL.** The Association is responsible for trash removal (including recyclables) in the Community. Trash removal services do not include removal of construction or building debris generated during periods of construction or when improvements are being made to an individual property. Because we have various forms of wildlife in the area, including Bear, **trash receptacles must not be put out overnight.** Trash/recycling receptacles should be placed on the curb in the morning and returned inside in the evening.
8. **DEFINITIONS.** Unless otherwise defined in this resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein. The term, **COMMON PROPERTY**, is not defined in Article 1 of the Declaration. **COMMON PROPERTY** includes the Association's **COMMON AREAS** as defined in Article 1.8 of the Declaration, as well as the additional Common Property described in Paragraph 1. above.

9. **SUPPLEMENT TO LAW.** The provisions of this resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado.
10. **DEVIATIONS.** The Board may deviate from the procedures set forth in this resolution if in its sole discretion such deviation is reasonable under the circumstances.
11. **AMENDMENT.** This procedure may be amended from time to time by the Board of Directors.
12. **PRESIDENT'S CERTIFICATION.** IN WITNESS WHEREOF, the undersigned certify that this procedure for the adoption of policies, procedures, rules, and regulations was adopted by resolution of the Board of Directors on 24 March 2021.

BY:  HOA PRESIDENT

ATTESTED BY:  HOA SECRETARY