

Vistoso Hills Homeowners Association
ADMINISTRATIVE RESOLUTION NO. 2

Subject: Landscape Maintenance

Date: June 24, 2004

WHEREAS, the Board of Directors, in exercise of its power and authority to manage the affairs of the Association, including the taking of such action to maintain, repair and improve the common areas and any improvements located thereon, due hereby give notice to each Owner that:

The Board of Directors, working in conjunction with the appointed Landscape Committee, will authorize community-wide plant replacement on the front yard area maintained by the Association only twice per year, (spring and fall). Furthermore, all maintenance areas that fall within the scope of Association responsibility, will be monitored by the Landscape Committee and the Board of Directors. The items that will be determined by these specific entities include but are not limited to: trimming standards, plant and tree count for each yard maintained by the Association, type and size of plant replacements, as well as any corrective action that may be deemed necessary. No owner will be permitted to give direction to any landscape contractor, as this direction must come from the management company.


Any requests for maintenance must be submitted to the management company of record. All requests for landscape upgrades must be submitted in writing, using the appropriate form.


This action is being undertaken due to the responsibility that the Association is bound to perform with respect to maintaining all landscaped property owned or controlled by the Association, and the desire to lessen the impact to the contractor or cost of the contract.


**BOARD OF DIRECTORS
VISTOSO HILLS HOMEOWNERS ASSOCIATION**


Approved -- Donna Sabers, President


Approved -- Ken Brown, Vice President


Approved -- Patricia Lien, Secretary


Approved -- Gail Hoffman, Treasurer


Approved - Brandon Bosshardt, Director