

The Reserve at Pinewood Lakes Policy Paper No. 4

Effective date: July 22, 2015

Ratified: May 3, 2022

CC&R Reference: Phase 9, § 3.2

LANDSCAPE AND MAINTENANCE POLICY FOR LOT 101, BLOCK 12, COMMON AREA

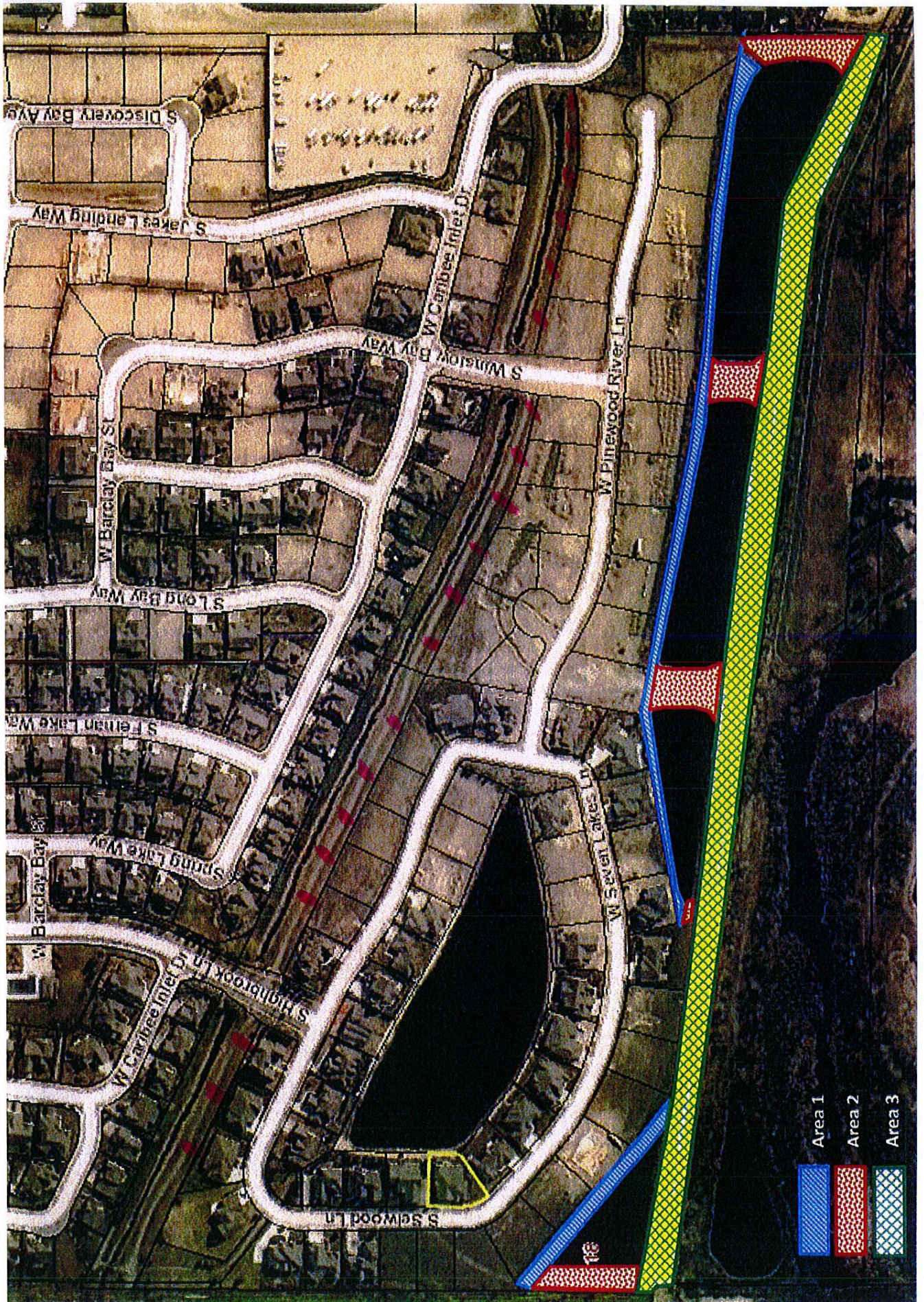
PREFACE: Lot 101, Block 12, is a common area lot that contains the four smaller ponds on the south side of the Pinewood Lakes, Subdivision Phase 9. Section 3.2 of the CC&Rs for Phase 9 provides for keeping this area "in an undeveloped and natural setting." The common area presents some unique challenges for the Homeowners' Association (HOA). The most unique challenge is the fact that, as platted, there is no legal access for subdivision residents to use this area other than those that live contiguous to this lot. Similarly, there is no legal access for maintenance personnel and equipment. Additionally, many of the lots essentially have two beach frontages, that being the beach contiguous to their lots and the beach immediately across the pond from their backyard. Lastly, this common area was not improved as a part of the development of the subdivision and there are conflicting opinions as to what should be done for this area. For these reasons, the HOA Board has developed this plan to clarify landscaping and maintenance requirements, responsibilities and expectations.

The landscaping and maintenance requirements and responsibilities for Lot 101 is defined in three distinct areas as outlined below and graphically shown in the attached drawing:

Area 1: Area 1 is defined as the common area immediately contiguous to each individual lot from the property line to the edge of the pond. Generally speaking, this is considered the beach area. As with the beach area contiguous to the larger pond in Phases 4 and 6, improvements and maintenance are the responsibility of the contiguous property owner. Improvements must be approved by the HOA Design Review Committee but generally should consist of wetlands, riparian vegetation, natural looking features such as boulders, river rock, and/or sandy beaches.

Area 2: Area 2 is defined as the ponds, including the land area generally running north to south that separates the ponds hereinafter referred to as "dikes." Subject to being granted access, the HOA will be responsible for noxious weed control, dead tree removal, pond weed and algae control and trash/debris removal. Property owners may be allowed to make landscaping improvements on the dikes in Area 2 subject to meeting all of the following requirements: 1) submittal and written approval by the HOA Design Review Committee of a detailed, written and visual landscape plan; 2) the written support of said plan by a majority of property owners whose property is contiguous with Lot 101, Block 12 and within 300' of the dike centerline, and 3) submittal and written approval by the HOA Design Review Committee of a maintenance plan for the improvements as depicted in the plan.

Area 3: Area 3 is defined as the southerly banks of the ponds including the access road. Subject to being granted access, the HOA will be responsible for noxious weed control, dead tree removal and trash/ debris removal. This area is planned to remain in a natural state with no formal improvements anticipated; however, enhancement of natural riparian growth such as tree planting may be done by the HOA subject to being financially feasible or by property owners subject to Design Review Committee written approval.




Policy paper #4 Common Areas, South Ponds - Landscape & Maintenance

Ratified May 3, 2022 by The Reserve at Pinewood Lakes HOA Board.



William Kinard, President



Date