

Country Fair Townhome Condominiums  
Policy Statement #2  
Grounds Committee Policy and Procedure

Adopted by Executive Board 9/6/2010  
Grounds Committee established 8/11/2010

Statement of Purpose: The purpose of this policy is to establish the Grounds Committee and to establish its method of operation, communication with the Executive Board and areas of responsibility

Authority: The Declaration of Covenants Conditions and Restrictions as recorded and the Bylaws, Article 9, Sections 6 effective 12/12/2005 and may be amended from time to time.

Section 1. Inspections. Quarterly inspections shall be made of grounds encompassing the common areas and unit lots, and other exterior areas to determine compliance with the Associations' covenants, bylaws and rules and regulations. Such inspection will consider, but not limited to:

- A. Infringements of household, toys and recreational items on the common elements
- B. Exposed trashcans and /or unacceptable accumulation of trash, garbage or other debris
- C. Exposed storage
- D. Improper restraint of pets on the common elements
- E. Unacceptable accumulation of animal waste
- F. Indications of driving on lawns, improper parking on grass, driveway or common elements
- G. Display of unacceptable signs
- H. Exterior of buildings
- I. Decks
- J. Driveways
- K. Concrete landings
- L. Roofs
- M. Stairways and Porches
- N. Any other condition which would constitute a noxious or offensive nuisance

Section 2. Notice. The Grounds Committee will present its findings to the Executive Board. A member of the Executive board will notify the Association Manager of actions to be taken in writing. The Association Manager will notify the effected unit owner of the violation and specify the date by which such violation must be corrected. The notice will provide information that the action taken by the Committee may be appealed to the Executive Board within 30 days from the date of the notice. Depending on the nature of the violation, the Committee may specify:

A. Items which are to be removed or dismantled by the homeowner. The Grounds Committee will discard the items at homeowner expense if no action is taken within 30 days.

B. Vehicles improperly parked will be towed at owner expense 7 days from the date specified to be corrected. Any expense for storage of the vehicle is the responsibility of the homeowner.

C. Damage to lawns caused by vehicles improperly parked or driven on the lawn will be repaired by the Association at homeowner expense.

D. Animals deemed a nuisance by the Executive Board will be reported to Mat-Su Borough Animal Control. Any expense associated with this action will be the responsibility of the homeowner.

Section 3. Remedies. The Executive Board may ratify, modify or reject the Grounds Committee findings and suggested resolution. Should the Executive Board ratify or modify, to the extent the modification requires action or has received an appeal, the effected homeowner will be notified of the date he/she may be heard on the violation.

After date of the notice has expired without acceptable action taken by the homeowner:

A. The executive Board may have the violation corrected. Any expense incurred will be billed to the violating homeowner on the next regular billing statement and will be due and payable on or before the next billing cycle. Costs more than 90 days delinquent are subject to Small Claims action through the Alaska Court System.

B. The homeowner in violation will be responsible to notify the Executive Board when the violation has been corrected. The homeowner will be responsible to notify the Association Manager of the corrected violation.