

Book of Resolutions

Board Resolution Dated 11/10/2010

Subject: Turf grass, the use of common area per Article IX, Section 1.

Intent:

The intent of this resolution is to establish consistent landscaping turf throughout the Chatelaine Community.

Abstract:

Chatelaine was established in 1990 and during the subsequent years sixteen structures containing forty-eight residences were built, all landscaping utilized Fescue turf. In the late 2000's three additional structures were built containing eight residences all are landscaped with rhizome turf, Bermuda or Zoysia.

While each type of grass species has positive characteristics such as; drought tolerance, four season's greenery, effectiveness in shade, absence of thatch, etc, selection requires other considerations. As a practical matter turf maintenance and consistency with past precedents is also highly desirable.

Resolution:

The Board resolves that Fescue variety turf is designated the exclusive plant material for lawns in Chatelaine. In addition, due to the aggressive nature of rhizome turf already in place, residents with Bermuda or Zoysia are required to provide a buffer such as: landscape edging, flower bed, mulch berm, etc, to prevent migration and encroachment on neighboring property if your neighbor's turf is dissimilar.

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Board Resolution Dated 8/24/2010

Subject: Fenced yard and obstruction to landscape maintenance.
Clarification per Article IX, Section 1.

Intent:

The intent of this resolution is to clarify the responsibility of landscape maintenance between Article VI, Section 1, unobstructed access for maintenance of property and Article VI, Section 2 fencing or an enclosing yard.

Abstract:

When a property owner installs a fence or wall and closes off a portion of their yard, it may result in the obstruction of access for property maintenance. As a result of this action, the property owner assumes the responsibility for maintenance of the fenced in property.

In contrast, property areas that have total and free access for maintenance are covered under the HOA landscape maintenance contract.

Resolution:

The Board resolves that a property owner may install a fence, with ARC approval, on their property and continue to obtain landscaping grass cutting services provided a clear and unobstructed access is provided for this maintenance, these structures will be considered hard scape. Access gates or openings must be of such a size and frequency that the landscape contractor is not limited in the size of equipment which may result in increased cost to the HOA. With the exclusion of grass, all maintenance of bushes, trees, and shrubs within the confined area will be the responsibility of the property owner and maintained at the owner's expense.