

**POLICY RESOLUTION TO ESTABLISH GUIDELINES
FOR STREET TREES FOR THE EAGLE RIDGE GOLF COMMUNITY
HOMEOWNERS ASSOCIATION, INC.
2007-1**

WHEREAS, THE DULY ELECTED BOARD OF DIRECTORS (hereinafter the "Board") of the Eagle Ridge Golf Community Homeowners Association, Inc. (hereinafter the "Association"), acting on behalf of the Association, makes the following findings; and

WHEREAS, Article SIX, Section 6.13 of the Master Declarations of Covenants, Conditions and Restrictions for Eagle Ridge Golf Community under Unsightly Conditions says it is the responsibility of each Owner to prevent any unclean, unsightly or unkempt conditions to exist on his Lot or grounds which shall tend to decrease the beauty of The Properties, specifically or as a whole; and

WHEREAS, the street trees planted by the declarant or builder within the Eagle Ridge Community is a matter that can adversely affect the beauty and aesthetics of the community that could possibly decrease the property values of Eagle Ridge. The street trees planted on the streets should stay in accordance with what was governed by the Town of Garner as a condition of the development and/or what was planted by the builder; and

WHEREAS, it is the goal and intention of the Board to clarify and establish a policy of the Association with regard to maintenance and enforcement of the landscaping and street trees whether there has been a violation of the restrictions set forth in the Master Declaration of Covenants, Conditions, and Restrictions for the Eagle Ridge Golf Community Homeowners Association, Inc.;

NOW, THEREFORE, BE IT RESOLVED that the following factors/circumstances shall be the guidelines/criteria that will be considered by the Board in determining whether there has been a violation of the covenant.

1. Owners are responsible for replacing dead or diseased street trees with the same type of tree originally planted by the declarant or builder. They should be replaced by a minimum of 2" caliper tree.
2. After proper written notice and a right to be heard, the owner may be subject to a fine by the association.
3. Fines imposed after violation and the due process hearing shall be, pursuant to N.C.G.S. § 47F-3-107.1 and § 47F-3-116, a lien on the members' property and shall be perfected by recording said lien with the County Register of Deeds.

THIS RESOLUTION is duly enacted by a majority vote of the Board of Directors this 28 day of August, 2007.



President

Attest:



Secretary