

SKY LEGEND AT COTTON RANCH ASSOCIATION LANDSCAPING MAINTENANCE POLICY

In compliance with the Colorado Common Interest Ownership Act, and the Declaration for Sky Legend at Cotton Ranch (the "Declaration"), the Executive Board of the Sky Legend at Cotton Ranch Association ("Association") desires to adopt uniform and systematic regulations and policies to address the maintenance and repair of landscaping improvements located upon the front yards and street-adjacent side yards of Traditional and Cottage homes in the Association (i.e. Lots designated with a "T" or an "S" on the Final Plat of Sky Legend at Cotton Ranch Filing 1 and Filing 2, and any amendments thereto, attached hereto as Exhibits A, B and C).

Introduction

Article 4, Sections 4.1 and 4.2 of the Declaration set forth the relative responsibilities of the Owners and the Association with regard to the maintenance of the yards associated with Units (or Lots). This maintenance includes the upkeep of grass, installed landscaping features and irrigation systems. Section 4.3 allows the Association to re-assign all or a portion of the responsibility for such maintenance and upkeep to the individual Unit Owners, and said Owners are obligated to accept such responsibility. Section 4.3 further allows the Association to promulgate reasonable rules and regulations regarding the assignment of maintenance responsibilities. This Policy is made in accordance with such Declaration provisions and clarifies those maintenance and upkeep items which shall be the Association's responsibility, and which of same shall be the Owner's responsibility.

Policy

The Association hereby adopts the following policies, rules and regulations for the maintenance and upkeep of landscaping improvements located upon the front yards and street-adjacent side yards of the Traditional and Cottage homes in the Association:

A. Association Maintenance. The following items are included in the Association's maintenance of front yards and street-adjacent side yards of Traditional and Cottage homes in Association. Any items not specifically mentioned are NOT part of the Association's maintenance responsibility and are therefore the responsibility of the individual Owner to keep in "first class condition" as stated in Section 4.1 of the Declaration.

- **Spring cleanup of front yards**
 1. To be done as soon as weather permits
 2. Power sweeping/raking all lawns and sidewalks
 3. Hand raking or blowing around shrubs
 4. Removal of all debris
- **Lawn mowing (approximately 25 times per season)**
 1. Approximately once a week mowing, weather permitting
 2. Collection of excess grass clippings as needed
 3. Edge trimming sidewalks, driveways and obstacles every 2 weeks
 4. Every time lawn is mowed, blowing clippings from walks, driveways and steps
- **Aeration** – 2 times (spring and fall, liquid or mechanical)
- **Fertilization and weed control of lawns** – 3 times per season

- **Irrigation start-up in the spring**
 1. Adjust heads as necessary
- **Irrigation maintenance**
 1. Clean heads throughout the season as necessary
- **Irrigation winterization**
 1. Front yard zones
 2. Winterization of clocks
- **Fall Clean up**
 1. Raking or blowing front yards
 2. Removal of all leaves and debris in front yards

Example of items **NOT** included: tree & shrub maintenance or replacement, re-seeding lawns, replacing sprinkler heads, bark mulch, rocks.

B. Enforcement. In addition to any other remedies available under the Declaration and Colorado law, the Association may pursue any Owner for damages or injunctive relief or both, including reasonable attorney fees, in connection with the enforcement or interpretation of any provision or requirement of this Policy and the Association's applicable governing documents.

IN WITNESS WHEREOF, the undersigned certify that this Landscaping Maintenance Policy was adopted by resolution of the Board of Directors of the Association on this 18th day of December, 2020.

SKY LEGEND AT COTTON RANCH ASSOCIATION, a
Colorado nonprofit corporation,

By: 
Its: President

ATTEST:

By: 
Its: Secretary

Exhibit A

Final Plat of Sky Legend at Cotton Ranch Filing 1

Exhibit B

Amended Final Plat of Sky Legend at Cotton Ranch, Filing 1

Exhibit C

Final Plat of Sky Legend at Cotton Ranch Filing 2