

Board Resolution

The Crossing at Bella Vista

POLICY RESOLUTION NUMBER 5-3-2022

Relating to Rights and Responsibilities to maintain trees and shrubs

WHEREAS, Article V, of the Amended and Restated Declarations of Covenants, Conditions, Easements, and Restrictions for the Crossing at Bella Vista assigns the Board of Directors (“Board”) all powers and duties necessary for the administration of the affairs of The Crossing at Bella Vista (“Association”) and states that the Board may do all such acts and things, except those matters that the Board is prohibited from doing by law or the governing documents;

WHEREAS, Article V, of the Amended and Restated Declarations provides that the directors shall exercise their powers and duties in good faith and in the best interest of the Association and its members;

WHEREAS, the Board of Directors wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

WHEREAS, Article IX expresses the Exterior Maintenance responsibilities of the Board of Directors in relations to the maintenance, irrigation, and replacement of landscaping, sod, trees, shrubs, and grass, , the Board has determined that it is in the best interests of the Association and the Association’s members to adopt a resolution regarding trees and shrubs maintenance and replacement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby declares:

- 1) the Association and the homeowner will share the cost to maintain and replace trees and shrubs. Each party will be responsible for 50% of replacement costs relating to a tree or shrub with a maximum reimbursement to the homeowner of \$200.00.

- 2) A homeowner may only request reimbursement for a shrub or tree set in a specific location, on their lot, a limit of One (1) time within a five (5) year period.
- 3) The reimbursement for tree or bush replacement is only if the tree or bush is dying. This is not for new plantings.

Signed by the 2022 Crossing at Bella Vista Board of Directors on this day May 3rd, 2022.

DocuSigned by:
Kristina Carter 5/11/2022
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Kristin Carter- President

DocuSigned by:
Kathleen Pearson 5/11/2022
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Kathleen Pearson Secretary Treasurer