

Bay Breeze Point
Homeowner's Association
Board of Directors Resolution 041221-1

RE: Lawn Care Guidance

The BOD has consolidated and updated its "lawn care" guidelines contained with the BOD Resolutions section of the BBP "governing documents". These updated "lawn care" guides follow:

LAWN CARE: It is the homeowner's responsibility to keep all shrubs, trees and grass neatly trimmed, properly cultivated and free from trash, weeds, and other unsightly materials. Proper lawn care shall be defined as:

- 1) mowing before turf reaches a height of six inches
- 2) edging sidewalks, driveways, and curbs
- 3) trimming around all structures, sheds, fences, etc.
- 4) trimming or pruning shrubs and trees
- 5) controlling lawn and landscaping weeds
- 6) removing all lawn care trimmings and debris from public properties (this includes city streets and sidewalks)

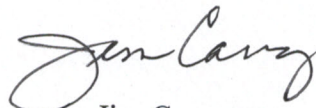
Additionally, property owners will not apply chemicals that kill all vegetation on areas of their properties that are visible from the street unless they have obtained BOD approval for such actions. This restriction applies to all BBP properties (both improved and unimproved lots) but does not preclude chemical applications to control weeds and select problem grasses, e.g., crabgrass.

Issues concerning lawn care may be referred to the ARB or the Association's Management Support Company Representative. Identified issues not resolved by the responsible homeowner will be referred to the Board of Directors for appropriate action.

Authority: The above "lawn care" clarifications are provided and enforceable IAW Article VII, Section 7.1.(r) of the "Declaration of Covenants, Restrictions, Reservations and Easements of Bay Breeze Point".

Implementing Action: This BOD Resolution will replace both the BOD Resolution titled "lawn care" and BOD Resolution 07-15-19.

Approving Action: This updated and consolidated "lawn care" BOD Resolution was approved on April 12, 2021 and is effective immediately.



Jim Casey
President