

STONEHENGE III ASSOCIATION, INC.  
RESOLUTION

DEED RESTRICTION ENFORCEMENT GUIDELINES  
RE: YARD/LOT MAINTENANCE

Whereas, lot maintenance, as regards grass, weeds, and other vegetation, is addressed in Article VII, Section 13 of the Declaration of Covenants, Conditions, and Restrictions (the Deed Restrictions) of Stonehenge III as follows:

"The Owner shall maintain and keep in repair ... the exterior maintenance upon each Lot which is subject to assessment hereunder including, without limitation, paint, repair, replacement (even in the event of a fire, or other casualty loss covered by insurance of the premises), and care for roofs, gutters and downspouts, exterior building surfaces, fences, trees, shrubs, grass, walks .... In the event of the failure of any Owner to observe the maintenance obligations imposed hereunder ... the Association shall have the right [after notice] to perform the maintenance work for the Owner's behalf, and any sums expended by the Association in this regard shall become and constitute a lien on the property of the Owner."

and Whereas, the Board of Directors desires to establish a uniform and equitable procedure for the enforcement of the Deed Restrictions;

now, therefore, it is

RESOLVED, That it is a violation of the Deed Restrictions whenever:

1. grass or weeds exceed a height of six (6) inches, whether
  - (a) in an open area [mowing needed], or
  - (b) against a structure or plant [trimming needed], or
  - (c) in a bed or other area apparently designated for flowers, plants, shrubs, and/or trees [weeding and/or trimming needed];
2. grass, weeds, or other vegetation extend by three (3) or more inches onto a curb, street, driveway, sidewalk, walkway, or other concrete surface [edging needed];
3. grass, weeds, or other vegetation growing in the street adjacent to the lot, or in expansion joints, cracks, or separations in the street adjacent to the lot, or in expansion joints, cracks, or separations in a driveway, sidewalk, walkway, or other concrete surface on the lot, exceed a height or width of three (3) inches [removal needed];
4. any bush, shrub, tree, or other plant obstructs the public use of any sidewalk, driveway, street, or common area, or encroaches into the airspace from the surface to seven (7) feet above any sidewalk, driveway, street, or common area [trimming/pruning needed]; or
5. any uprooted, felled, or dead tree, bush, or shrub exists in public view on the lot [removal needed].

Originally adopted 3/19/92 by the Board of Directors.  
Revised 2/18/95 by the Board of Directors.

STONEHENGE III AREA  
SOURCES FOR YARD/LOT MAINTENANCE

Below are some sources you might want to check for contractors that provide lawn, yard, and lot maintenance in this area.

Your neighbors who have their yards done by contractors.

The Yellow Pages, under "Mowing Service" and "Landscape Contractors".

Local newspapers (like the Southwest Advocate and the Green Sheets).

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Grocery store bulletin boards.

Local real estate offices.