

THE POINT OWNERS ASSOCIATION, INC.

Resolution of the Board of Directors

Resolution Regarding Vacant Lot Maintenance Guidelines

Enacted: November 16, 2010

Effective: November 16, 2010

WHEREAS, the Board of Directors (the "Board") of The Point Owners Association, Inc. (the "Association") is empowered to govern the affairs of the Association pursuant to Article VI of the Bylaws of the Association and Article XIII, Section 4 of the Declaration of Covenants, Conditions, and Restrictions for The Point, recorded with the Register of Deeds of Iredell County, North Carolina in Book 1095 at Page 1206 (as amended from time to time, the "CC&Rs"), including the enforcement of the provisions of the CC&Rs and the promulgation of rules and interpretations of the Architectural and Landscaping Guidelines, and

WHEREAS, all owners are required to maintain the landscaping and turf areas on their lots in a well maintained condition, free of uncut grass and weeds, and

WHEREAS, the Association has determined that the Architectural and Landscaping Guidelines pertaining to the maintenance of vacant lots are in need of further clarification, and

WHEREAS, to clarify the owner's responsibilities with respect to any vacant residential lot, the Board desires to adopt guidelines concerning the maintenance of vacant residential lots in the community, and

WHEREAS, it is the intent of the Board that the guidelines concerning the maintenance of vacant residential lots as set forth herein shall remain in effect until otherwise rescinded, modified, or amended by the Board.

NOW THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt the following guidelines with respect to the maintenance of vacant residential lots in the community:

1. Open vacant lots, without a defined tree line, shall have all turf areas cut and maintained a minimum of 30 feet back from the street and 30 feet back along the full length of each side property line, a minimum of every two weeks during the growing season of March 1-November 1. The remaining portion of open lots behind the 30 foot line shall be cut monthly during the growing season. Outside of the growing season, the entire lot may be cut on a less frequent basis provided it is maintained in such a manner as to present an attractive (not overgrown) appearance as well as a safe condition.
2. Vacant lots with a definable tree line covering the entire width of the lot are to be cut and maintained back from the street to that tree line on the same frequency schedule as with open lots, while also adhering to the guidelines pertaining to dead, dying, or unsafe tree removal. Any open areas without trees along the sides of these lots shall be cut and maintained 30 feet back from the property line, the same as with open lots, or to the existing defined tree line.
3. Maintenance of turf areas shall include edging at the street and along sidewalks, as applicable.

IN WITNESS WHEREOF, the undersigned Secretary of the Association hereby certifies that this resolution was duly adopted by the Board at its duly called meeting on November 16, 2010.

ATTEST:

11/16/10
Date

Peggy Flanagan
Peggy Flanagan, Secretary