

**FOUNTAIN VALLEY RANCH FILING 6 AND 3B
HOMEOWNERS ASSOCIATION**

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Clarification of Para 4.12 of Article IV (Use Restrictions) and policy for minimum standards for yard and property maintenance:

Para 4.12 of the above referenced Article IV is headed "Garbage and Refuse Disposal". This is a rather misleading heading for the paragraph encompasses much more than what is stated and is sometimes misread by the home owner/occupant. We will try to clarify and set guidelines for the minimum standards for yards in the Association.

The part of Para 4.12 does talk about rubbish, trash and garbage. About half-way through the paragraph it talks about weeds. As stated "No weeds shall be permitted to grow upon any lot at a height in excess of six (6) inches or as provided by applicable law, whichever is lesser. Further, the Owners of each Lot located within the Property shall use reasonable efforts in order to maintain their Lots in conformance with this First Amendment, as well as in conformance with reasonable and accepted practices in order to maintain the overall beauty of the Property". This is the portion that we will be dealing with in this policy.

1. All yards (front and back) and open spaces of the entire area of every lot (except approved landscaped areas) shall be kept mowed to a maximum height of six (6) inches.
2. Each lot shall be kept free from brush or other growth or trash and animal refuse which, in the opinion of the Fountain Valley Ranch 6 & 3b Architectural Committee, is unsightly or causes **undue danger of fire** or **provides habitat for wildlife or if allowed to seed may encroach upon property of another**.
3. All landscaped areas are to be kept free of all weeds and grasses and other debris that may from time to time accumulate in such areas..
4. All property Owners with Lots located on a corner shall ensure that the intersection is not blocked or obstruct the view of traffic by keeping all vegetation trimmed to less than three (3) feet high or in the case of trees, their limbs shall not be allowed to grow lower than six (6) feet from the ground. This clear field of vision shall extend twenty five (25) feet along each curb line.
5. All fences located on the property or between adjacent properties shall be maintained in a serviceable condition. Broken or missing slats, rails, post, shall be replaced and or repaired in reasonable time or within ten (10) days of being notified that such replacement or repairs need to be done.
6. Decorative front fences shall not exceed a height of thirty six (36") inches for pickets and/or a height of forty two (42") inches for posts.
7. All body and trim paint must be kept free of chipped, peeling and fading paint. Please make every effort to budget for repainting as needed.