

**RESOLUTION OF RIVER CLUB HOMEOWNERS' ASSOCIATION, INC.
ADOPTING A POLICY FOR LANDSCAPING ALLOWANCES**

SUBJECT: Adoption of a policy and procedure for allowed landscaping improvements submitted by Owners.

PURPOSE: To adopt a policy and provide notice of the Association's adoption of specific rules and restrictions regarding landscaping allowances and restrictions.

AUTHORITY: The Declaration, Articles of Incorporation, Bylaws of the Association, and Colorado law.

EFFECTIVE DATE: SEPTEMBER 21, 2023

RESOLUTION: The Association hereby adopts the following Resolution:

1. **Definitions.** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
2. **Design Review Committee.**
 - (a) Owners may request landscaping improvements and modifications to their property by submitting a request as required in the Declaration through the Design Review Committee (DRC).
 - (b) All improvements approved must be approved by DRC prior to the commencement of any project.
3. **Xeriscape and Artificial Turf.**
 - (a) An Owner is permitted to use, upon DRC approval, xeriscape, non-vegetative turf grass, also known as artificial turf and drought-tolerant, nonvegetative landscaping on their property for which an Owner is responsible for maintaining.
 - (b) DRC may limit the use of artificial turf in the front yard but must allow the use of artificial turf in any backyard owned by an Owner if requested.
 - (c) DRC must allow Owners to install at least 80% drought-tolerant plants if requested.
 - (d) DRC will not unreasonably require the use of hardscape on more than 20% of the landscaped areas of an Owner's property.

4. **Vegetable Gardens.** Vegetable gardens may be grown on the property for which the Owner is responsible for maintaining, if requested.
5. **Pre-Approved Waterwise Landscaping Designs.**
 - (a) The Association and DRC shall have the option when adopting waterwise landscaping designs to select a downloadable design from the Colorado State University Extension Plant Select Program, or from the municipality in which the property is located, or from other entities that create garden designs, such as landscape designers or landscaping companies.
6. **Supplement to Law.** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
7. **Survival.** In the event a court of competent jurisdiction finds a provision of this landscaping policy void or otherwise unenforceable, the other provisions shall remain in full force and effect.
8. **Amendment.** This Policy may be amended from time to time by the Board.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the River Club Homeowners' Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on the 21st of SEPTEMBER, 2023 and in witness thereof, the undersigned has subscribed his/her name.

RIVER CLUB HOMEOWNERS'
ASSOCIATION, INC., a Colorado
Nonprofit Corporation

By:  _____