

**RESOLUTION OF
PORTICO (A COUNTRY HAVEN) HOMEOWNERS ASSOCIATION
REGARDING ENCROACHMENTS ON THE COMMON AREAS**

WHEREAS, pursuant to paragraph 4.4 of the Declaration of Covenants, Conditions and Restrictions of The Ranch at Clover Basin Replat B, the Board of Directors has the responsibility to manage, operate, care for, insure, and maintain the Common Areas of the Association;

WHEREAS, it has come to the Board's attention that some Owners within the community have installed landscaping on their Lots that encroach upon the Association's Common Areas;

WHEREAS, additional Owners have requested Board approval to install landscaping or other improvements on their Lots that will encroach upon the Common Areas;

WHEREAS, the Board wishes to stop the installation of landscaping and other improvements that encroach upon the Common Areas;

NOW THEREFORE, THE FOLLOWING IS RESOLVED BY THE BOARD OF DIRECTORS:

1. Landscaping and other improvements installed by Owners shall not be allowed to encroach upon the Association's Common Areas, due to the increased costs and liability created by the improvements. Any landscaping or other improvement installed by an Owner that encroaches upon the Common Areas will be immediately removed by the Association at the Owner's expense.
2. Any landscaping and other improvements previously approved by the Association and installed by an Owner prior to January 11, 2010 may remain as installed, even if it encroaches upon the Common Areas. However, the Owner who installed such landscaping or improvement must sign an easement agreement with the Association addressing maintenance responsibility and liability.

PRESIDENT'S

CERTIFICATION:

The undersigned, being the President of Portico (a Country Haven) Homeowners Association, 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 March 8, 2010 and in witness thereof, the undersigned has subscribed his/her name.

**PORTICO (A COUNTRY HAVEN)
HOMEOWNERS ASSOCIATION**

By: _____

President

