

## North Meadow Homeowners' Association

### North Meadow Vacant Lot Maintenance Rule

There have been numerous homeowner complaints regarding erosion, dust, weeds and general untidiness of the vacant lots. The resulting adverse impact on the overall North Meadow values and standard of living has been a major homeowner concern. Section 4.01 of the North Meadow Declaration requires that lots be maintained in a neat tidy condition at all times. This Vacant Lot Maintenance Rule has been adopted by the North Meadows Board of Directors to provide specific guidelines required to be in compliance with Section 4.01 of the North Meadow Declaration:

- The natural grade and drainage must be maintained at all times. Compliance may require grading the lot on an as needed basis to eliminate any erosion, tire ruts and any other grade problems.
- The lot must be maintained in a weed free condition at all times. Compliance may require periodic applications of a pre-emergent chemical.
- Each vacant lot must be topped with 1/2" minus decomposed granite in the aztec gold color. The granite must be applied and maintained to an average depth of 1 1/2".
- The Association shall not be responsible for any trespassing or unapproved use of any vacant lot. Any proposed plans for barriers or fencing to limit access to a vacant lot must be approved prior to installation by the Architectural Committee.

In the event that a vacant lot owner fails to maintain his/her lot in accordance with this Rule, the provisions of Section 6.05 (a) of the North Meadow Declaration shall apply.

## EXHIBIT A

### NORTH MEADOW AT GAINNEY RANCH

### SECURITY

Name of Association

#### GATE TRANSMITTER RULE

To facilitate the convenience of its residents, while recognizing the need to maintain reasonable security policies, the Satellite Association has authorized its residents' use of certain gate transmitters to open the subdivision's entrance gates in accordance with the conditions stipulated in this Rule.

The gate transmitters may be used together with the encoded "proximity" cards authorized by the Master Association's "Entry Gate Access Devices" Rule as the two authorized devices for vehicular access to the subdivision.

Upon request by the Satellite Association Board, the Master Association has agreed to install and maintain, at the Master Association's expense, a specific receiver to accommodate the residents' use of gate transmitters to open the entry gates. Each gate transmitter contains a separate code that must be programmed into the receiver to activate its usage. Consequently, to enhance security, the gate transmitters cannot be duplicated by the residents.

#### RULE

1. Each owner shall have the option of obtaining a maximum of one special gate transmitter for each vehicle regularly used on Gainey Ranch by a permanent resident.
2. Gate transmitters may be purchased by an owner at the Master Association Administration Office after completing and signing the "Gate Entry Device Application" form.
3. An owner's privilege to use the special gate transmitters may be revoked by the Satellite Association Board if the owner is in violation of either this Rule or the provisions of the "Gate Entry Device Application" form.
4. Residents shall be prohibited from using the sentex equipment as a means to access the subdivision by entering a code number into the sentex. Consequently, code numbers shall not be issued to residents since such number can easily be conveyed to any non-resident, which is forbidden.