

**High Desert Residential Owners Association  
Policy on Gated Village  
Entrance Area, Wall, and Landscaping Maintenance**

**I. Authority**

This policy is adopted in accordance with

- Section III.C. Paragraphs 3.15 and 3.16 of the HDROA By-Laws, which set forth the general powers and duties of the Board of Directors with respect to the administration of the Association's affairs:
- Article V Paragraph 5.1 of the CC&Rs, which assigns to the Association the responsibility to maintain and keep in good repair the areas of Common Responsibility, including all perimeter walls and fences
- Article V Paragraph 5.3 of the CC&Rs, which assigns Village's the costs of maintaining any signage, entry features, right-of-way and open space between the Village and adjacent public roads and private streets with the Village.

References to "perimeter walls" and "community walls" in this policy shall be consistent with the definitions of such walls in the Guidelines for Sustainability for Village Homes and in the CC&Rs.

**II. Background and Purpose**

The purpose of this policy is to establish a common, equitable policy for addressing costs of maintenance within and around Gated Villages in High Desert Residential Owner's Association. However, any process described in this policy is subservient to the High Desert governing documents (ByLaws, CC&Rs, and Guidelines for Sustainability.)

**III. Rules and Procedures regarding modifications and maintenance of village assets**

**Gated Village Maintenance.** The High Desert Residents Owners Association shall maintain common property inside and outside of the Gated Villages located in the High Desert Residential Properties.

The costs of maintenance outside the gates of Villages shall be charged to the Association, including:

- The monuments located at the entrance to each village that identify the name of the applicable village.
- Landscaping around entrances exterior to the gates.
- Structural features and surfaces of those portions of perimeter walls, fences and other boundary controls on top of and facing the exterior of Villages and that are not adjacent to Owners' lots.

The costs of maintenance inside the gates of Villages, including the gates and related structures shall be charged to the Owners of Units within the applicable Village, including:

- All costs associated with gate maintenance, operation, inspection, repair, and replacement.
- Structures that are associated with the Gates, such as guardhouses.
- Structural features and surfaces of those portions of perimeter walls, fences and other boundary controls facing the interior of Villages and that are not adjacent to Owners' lots
- Maintenance of all other features within the respective Village that are common property

The costs associated with those parts of the interior sides of walls that are adjacent to Owners' lots shall be paid by the respective Owners.

Adopted by the Board of Directors on January 19, 2021

Signature: \_\_\_\_\_ For the Board