

**Stapleton Mansion Homes Condominium Association Filing No. 2
(the "Association")**

ASSOCIATION GROUNDS MAINTENANCE POLICY

Grounds includes lawn areas, shrub/garden areas, and irrigation system. Pursuant to Article VIII of the Declaration, the Association is responsible for the management, control, maintenance, repair, replacement, and improvement of the Common Elements, also referred to as the Common Areas.

The Board of Directors hereby establishes standards and guidelines for Grounds Maintenance in order of priority is as follows:

1. Maintain all elements, Lawn, Garden/Shrub areas, and Irrigation system in present condition consistent with Stapleton community standards.
2. Maintain ground cover and replenish as needed; this helps weed control and overall appearance.
3. Replace missing/dead plants and shrubs with plantings similar to plantings installed by developer as part of initial construction. Avoid plants that require high maintenance, spread of overtake a garden area, or are otherwise undesirable.
4. Removal/replacement of existing shrubs, and new planting must be reviewed and approved by the Board on case by case basis; available of funds per current budget will be a major factor in this evaluation.

This Policy becomes effective immediately and into the future unless and until amended, modified or canceled by resolution of the Board of Directors.

Dated: May____2018.

Approved by Board of Directors by Resolution dated_____