

May 16, 2012

TO: All Kinderton Residential Homeowners and Renters

The Master Association Board of Directors and the Single Family Board of Directors would like to provide an update of recent decisions:

Canada Geese

The Master Association has contracted with USDA Wildlife Services again this year. Wildlife Services will assign one wildlife specialist to initiate a Canada Geese harassment program. This specialist will harass Canada Geese over a six-month period using non-lethal control methods. If you see anyone feeding the geese, please ask them to stop.

Lot Upkeep

The Master Association Covenants state that homeowners are responsible for the maintenance and upkeep of their lot [Article VI, Section 1 (h)]. If, in the opinion of the Board of Directors, the homeowner fails to maintain their property in a reasonable manner, the Board will notify the homeowner in writing. The homeowner has 10 days to complete the maintenance or repairs. Maintenance or repair include, but is not limited to: mowing, fertilizing, re-seeding, weeding, trimming shrubbery, removing mold and dirt from siding, replacing missing siding, cluttered lots, fence upkeep and repair.

If the maintenance or repairs are not completed within 10 days, the Master Association or its agents shall have an easement for the purpose of making the maintenance or repairs. The homeowner is responsible for any costs incurred plus a charge of 20%. If the cost is unpaid, a lien will be applied to the property.

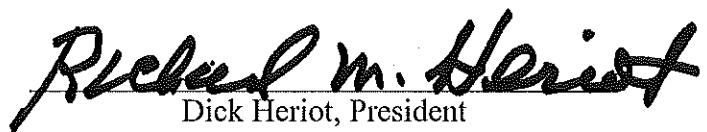
Lawn Maintenance Resolution (see reverse side)

As you have been previously notified, the cost for maintaining the grassy strip between the sidewalk and the street is exorbitant. In an effort to use our Homeowners Association dues more wisely, each resident will be responsible for mowing, fertilizing, weeding and otherwise maintaining this grassy strip between the sidewalk and street in front of and on the side of their residence.

In the case of rental property, the homeowner is responsible for ensuring renter compliance. Please contact a Board Member if you have any questions. Thank you.



Norman Mitchell, President
Master Association Board of Directors



Dick Heriot, President
Single Family Board of Directors

**THE GOVERNANCE OF
KINDERTON VILLAGE HOMEOWNERS ASSOCIATION**

APPENDIX A

LAWN MAINTENANCE RESOLUTION

This Resolution for the Kinderton Village Homeowners Association is approved and adopted by the Board of Directors of the Master Association and the Single Family Board of Directors as of May 15, 2012.

WHEREAS, Article IV, Section 2, Paragraph F of the Declaration of Covenants, Conditions and Restrictions (CC&R) for the Kinderton Village Residential Homeowners Master Association grants the Board of Directors of the Master Association the power to formulate, publish and enforce reasonable rules and regulations.

WHEREAS, the Board of Directors of the Master Association and the Single Family Board of Directors have determined that the cost of professionally maintaining the landscaping between the sidewalk and the street is not fiscally prudent. Since each resident is already caring for their lawn and, in an effort to keep monthly homeowners dues as low as possible, the Boards believe it is reasonable to require each resident to also care for this grassy strip in front of and on the side of their home.

WHEREAS, Article VI, Section 1, Paragraph h of the Declaration of Covenants, Conditions and Restrictions (CC&R) for the Kinderton Village Residential Homeowners Master Association grants the Board of Directors of the Master Association the power to enforce this Resolution, and failure to comply with this Resolution can and will subject residents to the penalties documented in the CC&R's.

NOW THEREFORE, BE IT RESOLVED THAT each resident is responsible for mowing, fertilizing, weeding and otherwise maintaining the grassy strip between the sidewalk and street that exists in front of and on the side of their residence.



Susan Hicks, Secretary
Master Association Board of Directors



Max Furr, Secretary
Single Family Board of Directors