

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
BRISTOL LAKES HOMEOWNERS ASSOCIATION, INC.**

**WHEREAS**, Sections 5.1.2 and 6.9 of the Declaration of Covenants and Restrictions of Bristol Lakes at Aberdeen (“Declaration”) provide in pertinent part as follows:

Section 5.1.2: Landscaping. The Association shall be responsible for the maintenance and care of all landscaping throughout the Subject property, in the unpaved portion of contiguous road right-of -ways, and in the portion of any lake maintenance easement contiguous to any Lot or any Common Area. The Association shall plant, remove and/or replace sod, plants, flowers, shrubbery and trees when in the sole discretion of the Association same is appropriate and in the best interest of the Subject Property. The Association’s responsibility shall include mowing, trimming, pruning edging, fertilizing, weed control, and landscape related insect and disease control. Notwithstanding the foregoing, if any Owner installs landscaping on the Owner’s Lot which is materially more expensive to maintain than the landscaping on the other Lots, the Association will have the right to assess the owner of such Lot for the extra cost of maintaining the special landscaping on such Lot, or in the alternative the Association may require the applicable Owner to maintain such special landscaping as hereafter provided, and if the applicable Owner fails to pay any such extra cost or maintain such landscaping, the Association will have the right to remove same in the sole discretion of the Association, without liability to the Owner.

**WHEREAS**, Article II, Paragraph 3 and Article III, Paragraph 2 of the Articles of Incorporation for Bristol Lakes Homeowners Association, Inc. provides in pertinent part as follows:

**Article II**

The general nature, objects and purposes of the association are:

3. To control the specifications, architecture, design, appearance ,elevation and location of and landscaping around, all buildings and improvements of any type, including walls, fences, swimming pools, antennae, sewers, drains, disposal systems, or other structures constructed, placed or permitted to remain in Bristol, as well as the alteration, improvement, addition, or change thereto.

**Article III**

The general powers that the Association shall have are as follows;

2. to promulgate and enforce rules, regulations, by laws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

**WHEREAS**, as part of its landscaping maintenance the Association installs red mulch on the Owners' Lots.

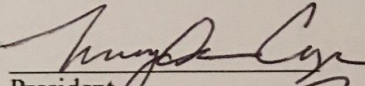
**WHEREAS**, the Association in the past may have inadvertently installed black mulch on a Lot, but due to the additional cost of black mulch, the Association's Board of Directors believe that continuing such practice is not in the best interest of the Association.

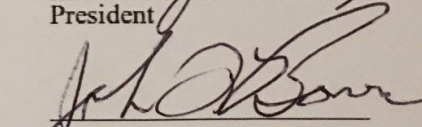
**WHEREAS**, The Association understands that some Owners desire to install black mulch on their Lots.

**NOW THEREFORE**, A meeting of the Board of Directors of BRISTOL LAKES Homeowners Association, Inc.'s was held on JUNE 24, 2025. On call a quorum was found to be present. On motion duly made and seconded, the Board of Directors resolve as follows:

1. The Association will install on all Lots only red mulch as part of the Association's landscaping maintenance obligations.
2. The Association will permit an Owner to install black mulch on his/her Lot. The installation of black mulch on a Lot shall be done by the Owner at the Owner's sole cost and expense. Such Owner shall be solely responsible to maintain the black mulch.
3. The foregoing policy regarding mulch shall apply to all Lots effective immediately upon the execution of this Board Resolution.

DATED this 24<sup>th</sup> day of JUNE 2025

  
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President

  
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Secretary