

EXHIBIT "A"

LOT AND BUILDING MAINTENANCE

The Community-Wide Standard for Lot and Building Maintenance includes the following standards:

Architectural and Landscaping Standards. No exterior changes, modification or alterations to the exterior of the building or landscaping are permitted without the written approval of the Architectural Control Committee ("ACC"). This includes approval for maintenance or repairs when the work involves changes to the color or appearance of the building or landscaping. For example, the replacement of roof shingles must be submitted for approval because an exact match of the color of the existing shingles is rarely possible.

Building Maintenance

1. All buildings must be kept properly painted without cracked, faded or peeling paint.
2. Mold, mildew or dirt must be cleaned from all exterior surfaces.
3. Broken or missing windows, screens, shutters, gutters, doors and garage doors must be replaced.
4. All window treatments, including but not limited to curtains and blinds, must appear to be in good repair as seen from the outside of the home.
5. All exterior building surfaces must be kept in good repair including siding, soffits, and facia.

Lot Maintenance

1. Grass must be mowed on a regular basis and not allowed to exceed four inches in height at any time.
2. Lawns must be maintained weed free.
3. Lawns with weeds must be treated for weed prevention.
4. Plants and hedges must be trimmed and properly shaped to maintain a neat appearance.
5. Plant and shrub beds must be maintained weed free and covered with pinestraw or mulch.
6. Plant and shrub beds must be edged to maintain distinct borders from the grass lawn.
7. Dead shrubs and trees must be removed.
8. Grass clippings must not be blown on to the curbs, streets or common areas.
9. Supplies, including but not limited to shovels, rakes, bales of pine straw, bags of mulch, seed, lawn mowers and other equipment, are not to be stored where they can be seen from the street.
10. Damaged, leaning or falling fences must be repaired.
11. The following should be stored out of sight from the street: Bicycles, toys, folding lawn furniture, basketballs, soccer balls, soccer nets, volleyball nets, and trampolines.

Enforcement

Owners who violate these rules may be fined and/or be subject to the Self-help provisions of the Declaration and Bylaws of the Association. In the event the Association must perform any maintenance on the building or the Lot, the Owner will be assessed for all costs incurred, including but not limited to costs of hiring a landscape company, weed control company, and attorney's fees.

**RESOLUTION OF THE BOARD OF DIRECTORS OF
WEATHERSTONE COMMUNITY ASSOCIATION, INC.**

LOT AND BUILDING MAINTENANCE

WHEREAS, the Declaration of Protective Covenants for Weatherstone (“Declaration”) and the Bylaws (“Bylaws”) of the Weatherstone Community Association, Inc. (“Association”) that is recorded in the Cherokee County, Georgia land records, provides that the Association is responsible for oversight, maintenance and operation of the Weatherstone Community (“Community”); and

WHEREAS, Article VI, Section 1 of the Declaration grants the Association, acting through its Board of Directors, the right and authority to make and enforce reasonable rules and regulations applicable to the Community, including, but not limited to Lot maintenance including both building and lawn maintenance regulations; and

WHEREAS, Article V, Section 2 of the Declaration provides that all maintenance of the Lot and all structures, parking areas, landscaping, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain such Lot in a manner consistent with the Community-Wide Standard and the Declaration, and

WHEREAS, Article VI, Section 9 of the Declaration provides that “it shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on such owner’s Lot.” In addition, “There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the community”, and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Association that it clarify the meaning of the maintenance “community-wide standard”, and

WHEREAS, Article XII, Section 2 of the Declaration further grants the Association the authority to exercise the right of self-help to abate or remove any thing or condition which violates this Declaration, the Bylaws, the rules and regulations, or the use restrictions; and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Association to promulgate rules and regulations regarding the Community-Wide Standard for lot and building maintenance that are attached hereto as Exhibit “A” and made a part hereof by reference; and

WHEREAS, Article VI, Section 1 requires that all new rules be distributed to all Owners and occupants prior to the date they are to become effective;

NOW THEREFORE, the Board of Directors of the Weatherstone Community Association, Inc. hereby resolves, sets forth and adopts the following rules regarding Lot and building maintenance:

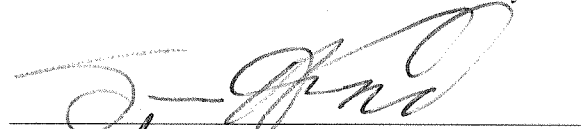
This Resolution and the policies, rules and regulations contained herein shall be effective upon adoption by the Board of Directors and the mailing or delivering of a copy of this Resolution to the Lot Owners in the Weatherstone Community.

RESOLVED AND ADOPTED by the Board of Directors of the Weatherstone Community Association, Inc., this

14 day of July, 2010.



Director




Director



Director



Director



Director