

2009-01

**Daybreak Community Association
DRC Landscape Deadline Extension Resolution**

WHEREAS, The Daybreak Community Association Board of Directors is empowered to conduct, manage, and control the affairs and activities of the Association, and has this authority pursuant to Chapter 3, C. Powers and Duties of the "By-Laws of Daybreak Community Association".

WHEREAS, Daybreak has been established and is administered pursuant to various documents, described in Chapter 1 of the Community Charter for Daybreak, that have a legal and binding effect on all owners, which include the resolutions the Board adopts to establish rules, polices and procedures for internal governance and Association activities and to regulate the operation and use of property the Association owns or controls.

WHEREAS, The Board of Directors of the Association ("Board") finds there is a need to have a guideline for landscape deadline extensions to create consistency and equality throughout the Community.


NOW THEREFORE, IT IS RESOLVED that the Daybreak Board of Directors desires to set a guideline for rear yard landscape deadline extensions that are granted by the Design Review Committee. The Design Review Committee shall review each application individually and grant extensions up to but not greater than twenty (24) months after the initial date of occupancy (date first owner occupied the home) with the following conditions;

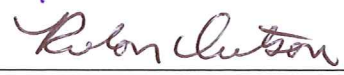
- An extension is requested thirty (30) days prior to twelve (12) month deadline.
- Rear yard has been maintained and proof of some progress towards completion has been made.

The Design Review Committee may also grant up to a twelve (12) month rear yard landscape deadline extension to second homeowners that have inherited an un-landscaped rear yard.

IN WITNESS WHEREOF, the said Board of Directors has caused this Resolution and Policy to be signed by its President and Secretary, this 12th day of November, 2009, and direct its distribution to all homeowners.

DAYBREAK COMMUNITY ASSOCIATION

By:  Date: 11/12/09
Ty McCutcheon, President

By:  Date: 11/12/09
Rulon Dutson, Secretary