

REGENCY AT MONROE HOMEOWNERS ASSOCIATION, INC.  
POLICY RESOLUTION NUMBER 03: 07

**Resolution Regarding Rules of Conduct for Landscapers**

**WHEREAS**, Regency at Monroe Homeowners Association, Inc. (the “Association”) was created and exists by virtue of the Declaration of Covenants, Easements and Restrictions (the “Declaration”) and By-Laws (the “By-Laws”); and

**WHEREAS**, Article 5, Section 5.1 of the By-Laws sets forth that “The property, affairs and business of the Homeowners Association shall be managed by the Board, which shall have all those powers granted to it by the Governing Documents and by law”; and

**WHEREAS**, Article 10, Section 10.1 states (in part) The Board may establish an Architectural Review Committee...in order to assure that the Development shall always be maintained in a manner:

- a. providing visual harmony
- b. avoiding activities deleterious to the aesthetic value
- c. furthering the comfort of the Owners
- d. promoting the general welfare and safety of the Development; and

**WHEREAS**, this Resolution shall establish a procedure to be followed by any and all homeowner hired landscaper/contractor; and

**WHEREAS**, the Board of Trustees will disseminate information regarding the conduct of landscapers at the Regency at Monroe community in accordance with the aforesaid provisions of the By-Laws.

**NOW, THEREFORE, BE IT RESOLVED** that the following is hereby adopted:

1. Pavers can be cut only between the hours of 8:00am and 6:00pm, Monday through Saturday.
2. A self contained recirculation water wet saw is the recommended device to cut pavers.
3. The residue from the paver cutting must be disposed of daily.
4. Bobcats are not allowed on the grass at any time.
5. Pavers and any building/planting material, shrubs and trees must be brought to the back building site in wheelbarrows riding on plywood planks.
6. The landscaper must return the turf under the plywood planks, and any disturbed turf, to original or better condition.

7. No trailers or bobcats are allowed on the street overnight.
8. No placement of vehicles or trailers can interfere with mail delivery and must be far enough away from fire hydrants in accordance with Monroe Township Ordinance.
9. No stones, pavers, shrubs, bushes, trees or other lawn or planting material, any building matter or mulch can be off loaded onto the street.
10. At the end of every workday, the contractor shall clean any driveways or lawns that are covered with dirt and/or debris due to a contractors work. Any landscaper caused staining must be removed.
11. No signs may be displayed on the road or property and any and all signs will be confiscated.
12. Resident must notify the adjacent neighbors twenty-four (24) hours in advance of work being started.
13. The homeowner will be responsible for the actions of the landscaper including any damage and the removal/cleaning of any dirt or debris from the adjacent homes after work has been completed.
14. Any provision contained within any previously adopted resolution of the Association which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.

Duly adopted at a meeting of the Board of Trustees of the Regency at Monroe Homeowners Association, Inc., held this **19th** day of **December**, 2007.

<b>Officer:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
_____, President Walter Schwartz	_____	_____	_____	_____
_____, Vice President Joseph Viesta	_____	_____	_____	_____
_____, Treasurer Kieve Kortmansky	_____	_____	_____	_____

\_\_\_\_\_, Secretary  
Charles Lerman

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\_\_\_\_\_, Trustee  
Steven Brumfield

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Attest:

\_\_\_\_\_  
Charles Lerman, Secretary

\_\_\_\_\_  
Date