

OVERLOOK HOMEOWNERS ASSOCIATION (HOA)

Amendment #1 to HOA Rules and Regulations adopted by Board of Directors on April 13, 2016.

Section B.2 , Maintenance is hereby amended as follows: Owners are responsible for maintaining their lots, homes and other improvements in good appearance and repair. Such maintenance includes but is not limited to painting and/or other appropriate exterior care; seeding, watering, weed and tall grass control and regular mowing of lawns and trimming/pruning of all trees, bushes and shrubs. ***Watering of all planted areas including grasses, trees, bushes and shrubs, must be sufficient to maintain a typical green appearance. These maintenance responsibilities apply to all planted areas regardless of slope of property. Grasses on level or mostly level lots may not exceed three (4) inches in length and, on hillside lots, grasses may not exceed eight (8) inches in length.***

In those cases of undeveloped lots, owners are responsible for keeping all weeds and grasses cut down and/or sprayed and for keeping lots free of debris and refuse with such frequency as to not negatively affect the appearance of the neighborhood.

All owners are also responsible for keeping the sidewalks adjacent to their property clean and in good repair ***and clear of snow and ice as required by Spokane City Ordinance.***

This Amendment was adopted by the Board of Directors at an open Board meeting on December 28, 2016 to become effective on February 1, 2017.