

UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS
OF
THE HIDDEN RESERVE CONDOMINIUMS OWNERS ASSOCIATION, INC.

The undersigned, being of all the directors of the board of directors (the "Board") of **THE HIDDEN RESERVE CONDOMINIUMS OWNERS ASSOCIATION, INC.**, a Wisconsin non-stock corporation (the "Corporation"), acting pursuant to , without limitation, Chapter 181 of the Wisconsin Statutes, the Declaration of Condominium of The Hidden Reserve Condominiums, as amended (the "Declaration"), and the By-Laws of the Hidden Reserve Condominiums Owners Association, Inc., as amended (the By-Laws"), hereby waive notice of meeting and unanimously consent in writing to the adoption of the following resolution as if such action were taken at a regularly scheduled meeting:

WHEREAS, Article V, Section 3, of the Bylaws authorizes the Board to make and enforce (through monetary penalties and otherwise) Rules and Regulations, and amendments thereto, respecting the operation, use and occupancy of The Hidden Reserve condominiums property (the "Condominium Property"); and

WHEREAS, Article III, Section 2 and Article VIII, Section 6 describe the Limited Common Elements and Landscaping and Gardening; and

WHEREAS, the current and previous Boards of Directors have approved numerous resident requests for resident installed landscaping beyond the Limited Common Elements and within the mowed Common Elements surrounding individual Units; and

WHEREAS, many of the original residents who installed this approved landscaping no longer own the Units and the current Board continues to receive questions about landscaping responsibility; and

WHEREAS, the Board, recognizing the unique ownership structure of a condominium development and the importance of residents to understand their landscaping responsibilities around their Units and the desire to balance the fairness and fiscal responsibility of landscaping in the mowed Common Elements surrounding Units, desires to clarify and reaffirm the landscaping responsibilities of residents in both the Limited Common Elements and mowed Common Elements surrounding their Units.

NOW THEREFORE, THE BOARD HEREBY RESOLVES, the clarification and reaffirmation of the following rules for landscaping maintenance by residents:

I. Scope

- A. Individual residents are responsible for the maintenance of the landscaping within the Limited Common Elements surrounding their Units. The Limited Common Elements are defined in Article III, Section 2 of the Declarations.
- B. Individual residents are responsible for maintenance of all approved, resident installed landscaping within the mowed Common Elements surrounding their Units. This applies to landscaping installed by the current owner of the Unit and all previous owners of the Unit. This also includes individual trees and shrubs in the mowed Common Elements around the Unit. Modification of any landscaping in the mowed Common Elements around the Unit requires written Board approval prior to work commencing. Lawn maintenance is the responsibility of the Association, as is all maintenance of natural areas, basins and common areas that do not contain a Unit (such as the entrance).
- C. Individual residents are responsible for any trees immediately bordering the roadway around their Units which are not within the City of Mequon right of way as defined by the City of Mequon. Should a tree that immediately borders the roadway, but is not within the City's right of way, require removal, the Association will follow a similar procedure to the City of Mequon's Street Tree Program in force at the time of the removal. Currently, that would mean that the expense for removal would be the responsibility of the individual Unit owner and if the tree is replaced, the Association will contribute \$125 toward the Board approved replacement, which would be the responsibility of the individual Unit owner.

II. Effect

The effective date of this Resolution shall be July 30, 2019. This Resolution may be referred to as "The Hidden Reserve Condominiums Landscaping Responsibilities Resolution".

III. Definitions

As used in this Resolution, the capitalized terms shall have the same meaning as those terms are defined in the Declaration, Bylaws and the Condominium Act, except as otherwise expressly defined in this Resolution.

IN WITNESS WHEREOF, the undersigned have executed this Unanimous consent of the board of Directors of **THE HIDDEN RESERVE CONDOMINIUMS OWNERS ASSOCIATION, INC.**, to be filed as part of the minutes of the corporations as of the 30th day of July, 2019.

(SIGNATURES COMMENCE ON NEXT PAGE)

Janet Ehn

Janet Ehn

Harriet Resnick

Harriet Resnick

Margarette Yee

Peggy Yee

Marlene Lauwasser

Marlene Lauwasser

Nancy Kaufman

Nancy Kaufman