

RESOLUTION OF THE WARM SPRINGS RANCH RESIDENCES OWNERS' ASSOCIATION, INC.

The undersigned, being all of the directors (the "Board") of the Warm Springs Ranch Residences Owners' Association, Inc. ("Association"), do hereby consent to, adopt, and approve in writing the following corporate action, resolution, and consent in lieu of a meeting of the Board to the action authorized hereby:

RESOLUTION REGARDING LANDSCAPING AND SNOW REMOVAL

WHEREAS, Section 2.1(d) of the Declaration Establishing Covenants, Conditions and Restrictions for Warm Springs Ranch Residences, recorded November 3, 2021 as Instrument No. 688400, records of Blaine County, Idaho (the "Declaration"), provides that maintenance of all landscaping in the Common Area and on Lots shall be within the sole responsibility and jurisdiction of the Association unless otherwise agreed to in writing by the Board;

WHEREAS, Section 5.12 of the Declaration also provides that the Association shall have the exclusive right and obligation to maintain and care for all landscaping and lawn areas on all Lots;

WHEREAS, the Board has determined that it is in the best interests of the Association to require Owners to be responsible for the maintenance and care of all landscaping on their Lots, including watering, replacement, and maintenance of lawns, shrubs, trees, flowers, and other vegetation and landscaping features and facilities;

WHEREAS, Section 2.1(f) of the Declaration provides that every Owner, by accepting a deed to a Lot, grants to the Association an easement over all portions of said Lot that front the street, not improved with a Residence, structure, or driveway, exclusively for the purpose of permitting the deposit on a Lot of snow removed from the roads that front lots;

WHEREAS, Section 5.12 of the Declaration further provides that the Association shall have the right and duty to remove snow from all roads, driveways, sidewalks, and walkways, or portions thereof, which may be situated on any Lots;

WHEREAS, the Board has determined that it is in the best interests of the Association to require Owners to be responsible for snow removal on their Lots, including driveways, sidewalks, and walkways;

NOW THEREFORE, BE IT RESOLVED, that Owners shall be responsible for the maintenance and care of all landscaping on their Lots, including watering, replacement and maintenance of lawns, shrubs, trees, flowers, and other vegetation and landscaping features and facilities;

BE IT FURTHER RESOLVED, that Owners shall be responsible for the removal of snow on all areas of their respective Lots, including driveways, sidewalks, and walkways, from the time of this document's filing in the Blaine County office;

BE IT FURTHER RESOLVED, that if the Board, in its discretion, determines that an Owner has failed to maintain his or her Lot consistent with the Association's community standard—whether regarding landscaping or snow removal—the Association may perform such maintenance work and assess the Owner for the costs related thereto;

BE IT FURTHER RESOLVED, that the Board may, by rule, limit the days and hours in which an Owner may perform maintenance and care of landscaping or snow removal on his or her Lot;

BE IT FURTHER RESOLVED, that the actions taken by this Resolution shall have the same force and effect as if taken at a special meeting of the Board duly called and constituted pursuant to the laws of the State of Idaho.

Robert Parker

Robert Parker, President, 12/15/2025 11:11

Date: 12.17.25

Robert Parker, President

Barbara Young

Barbara Young, Vice President, 12/17/2025 10:11

Date: DEC 17 25

Barbara Young, Vice President

Kathy Benjamin

Kathy Benjamin, Director, 12/17/2025 10:11

Date: 12.17.25

Kathy Benjamin, Director