BOARD OF DIRECTOR'S POLICY

SADDLEHORN HOMEOWNERS ASSOCIATION AMENDED VEGETATION MAINTENANCE POLICY

WHEREAS, the Saddlehorn Homeowners Association ("Association") is a Nevada non-profit corporation duly organized and existing under the laws of the State of Nevada; and CC&Rs and Bylaws gives the Board of Directors ("Board") the power to adopt, amend, repeal and enforce reasonable rules and regulations and resolutions regarding the Association project; and

WHEREAS, NRS 116.3102, gives the Board rule-making authority, and the Association's governing documents give it all necessary powers to effectuate such rule-making authority; and

WHEREAS, the recorded Declaration of Covenants, Conditions and Restrictions ("Declaration"), at Article III, Section D states that all Lots, whether vacant or improved, occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly, unsanitary or a hazard to health. Moreover, many Lots in the Association are subject to a recorded supplemental Declaration of Covenants, Conditions and Restrictions ("Supplemental Declaration"), which also contain similar covenants to maintain the Lots that are subject to those Supplemental Declarations; and

WHEREAS, effective wildfire safety and related practices are important aspects of Lot maintenance. Wildfires in the region are becoming more prevalent and more intense. Also, recent changes in Nevada law regarding property insurance policies allows for insurers to exclude the peril of wildfire from coverage. If wildfire coverage becomes more difficult to procure, the financial risk of loss due to wildfires becomes more prevalent. The Board believes it is increasingly important for owners to maintain their Lots in ways that, among other things, can help reduce the prevalence, scope and severity of wildfires in the community; and

WHEREAS, this Amended Vegetation Maintenance Policy ("Policy") revises and supersedes the Association's Amended Native Vegetation Lot Maintenance Policy, dated October 18, 2022 ("Native Vegetation Policy"), and is intended to set forth rules that govern the maintenance of all vegetation on the Lots. It is not, however, intended to be a substitute for other applicable governing documents that pertain to Lot maintenance and the landscaping thereon. Any and all other provisions of the Declaration, Supplemental Declarations, or other governing documents pertaining in any way to the maintenance and upkeep of the Lots and landscaping thereon shall remain in full force and effect; and

NOW, THEREFORE, BE IT RESOLVED, the Board adopts the following Policy:

For the landscape-designed and/or improved areas of the Lot:

1. All weeds shall be removed from or otherwise made not reasonably visible in landscape-designed and/or improved areas of the Lot. Such areas include, but are not limited to, decorative rock, decomposed granite, dirt, bark, pavers or other hardscape design features.

Weeds include, but are not limited to, clover, dandelions, and tree sapling, and other plant material that is invasive and tends to overgrow or choke out plant material that is desired or intentionally planted.

> Note: Each Owner shall have discretion to determine the appropriate methods to use to remove weeds from those areas. Such methods include, but are not limited to, chemical applications, hand pulling or using a trimmer on a regular basis to keep the weeds from growing too high so as to be seen from the street or neighboring Lots.

2. Specifically in grass areas of any Lot, weed growth in the grass must be mitigated and/or removed as set forth above.

3. Trash, loose leaves and pine needles must be cleaned out from lower portions of plants or other landscape features. Pine needles must be maintained to a depth of 3" or less on the ground.

For both improved areas and areas that are left in their natural state of the Lot:

1. Any and all vegetation that is dead, diseased or downed must be removed. If an Owner wishes to maintain a living portion of a tree or bush, all dead portions of that tree or bush must be trimmed or removed. At least annually, Owners must perform an inspection of their Lots for the purpose of identifying any dead, diseased or downed vegetation.

2. Wholesale removal of all vegetation from the Lot is prohibited. The Association requires a revised and approved landscape plan is submitted that provides alternate plant materials or ground cover.

> Note: Article III, Section Y of the Declaration states that landscaping on the Lots must meet the applicable fire protection district requirements for establishing the minimum defensible space, and that such landscaping shall be continually maintained in a manner consistent with, among other things, those fire protection district requirements. In fulfilling this duty, Owners are strongly encouraged to contact Truckee Meadows Fire Protection District and request that a Defensible Space Survey be performed on their Lots for recommendations on maintaining defensible spacing on their Lots.

This Policy is adopted in resolution format at the July 21,2026, Board of Directors Meeting.

BY: _____
President

ATTESTED: _____
Director