

Resolution of the Board of Directors

Windybush Civic Association, Inc.

Adopted Date: _____

RESOLUTION REGARDING WOODED COMMON PROPERTY STEWARDSHIP

WHEREAS, the Windybush Civic Association ("the Association") holds approximately six (6) acres of wooded land and an open lot in common ownership for the benefit of all residents; and

WHEREAS, these properties are identified in New Castle County records as Parcel ID 0608200145 (6.13 acres of wooded land) and Parcel ID 0608200164 (0.32 acres of open lot); and

WHEREAS, the Association desires to preserve the land in its natural state, prevent unauthorized private use, and manage the land in a manner consistent with its duties as steward; and

WHEREAS, the Association recognizes its responsibility to minimize liability risks and has obtained full insurance coverage for the wooded property and open lot; and

WHEREAS, the Board finds it necessary to adopt a clear and enforceable policy regarding the use, maintenance, and management of this land;

NOW, THEREFORE, BE IT RESOLVED that the Association hereby adopts the following Woodland Stewardship Policy:

Ownership & Stewardship

The Association is the sole owner and steward of the wooded land and open lot.

The land is to remain primarily as natural space for the collective benefit of the community.

Use & Boundaries

Private use, clearing, dumping, or modification of the land by residents or adjoining property owners is strictly prohibited unless specifically authorized in writing by the Association.

No permanent structures, gardens, or recreational facilities may be installed without Board approval.

Passive enjoyment of the natural environment (such as walking) is permitted, but trails or facilities may be established, maintained, or closed at the Board's discretion.

Tree & Maintenance Policy

Trees and vegetation shall remain in their natural state except where removal or maintenance is deemed necessary by the Board due to safety hazards, liability risks, or essential preservation

concerns.

Requests from individual property owners for elective tree work (e.g., trimming for views or non-hazard reasons) will not be funded by the Association. Such work, if permitted, must be conducted at the requesting owner's expense, with prior written approval and using licensed and insured contractors.

Authority & Enforcement

The Board of Directors has full discretion to determine when and how the woods and open lot are managed.

The Board may adopt additional rules or edit guidelines as needed.

Violations of this policy, including unauthorized clearing or encroachment, may result in enforcement actions, including restoration requirements or legal remedies under Delaware law.

Insurance & Liability

The Association affirms that it is fully insured for the wooded property, the open lot, and its stewardship responsibilities.

Entry and use of the property are at the individual's own risk.

ADOPTION

This Resolution is adopted by the Board of Directors of the Windybush Civic Association, Inc. on this ____ day of _____, 20__.

President

Vice President

Secretary

Treasurer