

Addition to CC&R's:

Landscaping and Maintenance Yard Areas. Homeowners shall be responsible for the maintenance and repair of all structures and grounds that are part of their property. Proper maintenance includes, but is not limited to, mowing lawns, removing trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and in some cases, safety. All lawn area and adjoining parking strip areas shall be kept mowed, weeded and edged on a regular basis and shall be maintained in a clean, neat and orderly condition and in good repair at all times. Residents are expected to pick up and properly dispose of accumulations of their grass clippings, weeds and leaves from adjoining sidewalks, and public streets immediately following the mowing and trimming activities. In the event of failure of any Lot owner to observe or comply with this provision, the Board of Architectural Control committee may give such owner written notice of such violation of failure to comply and if such violation shall continue after seven calendar days from the date of such notice, the Board or Architectural Control committee shall have the authority to authorize designated persons to enter upon the offending Lot and to correct the violation, and cost thereof shall be charge to the owner of such Lot and shall constitute a lien against said Lot until paid. Such entry shall not be deemed to be a trespass upon the Lot.

(Voted in Feb. 28, 2011)