

WOODCREEK FARMS HOMEOWNERS ASSOCIATION  
Policy on the **Maintenance of Vacant Undeveloped Lots**  
Adopted by Board: June 13, 2019

Undeveloped vacant lots must be maintained. From the curb, an eight (8') foot strip of vegetation must be trimmed and the curbs clear of weeds and debris. Lots that have been cleared require maintenance throughout the lot. Maintenance of a lot is the responsibility of the owner. Inspections will occur regularly with at least four (4) weeks between inspections. The HOA has the authority to coordinate maintenance of unkempt lot at the expense to the owner. This policy requires notice be given to vacant lot owners with five (5) days to remedy the needed maintenance.

Authority for this policy rests in the *Declaration of Covenants, Conditions & Restriction, Section 5 Maintenance. 5.2 Owner's Responsibility* which reads "Each Owner shall maintain his or her Unit, and all structures, parking areas, and other improvements comprising the Unit in a manner consistent with the Community –Wide Standard and all applicable covenants, unless such maintenance responsibility is otherwise assumed by or assigned to the Association or a Neighborhood Association. In addition to any other enforcement rights, if an Owner fails properly to perform his or her maintenance responsibility, the Association may perform such maintenance responsibilities and assess all costs incurred by the Association against the unit and the Owner in accordance with Section 8.7. The Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry, except when entry is required due to an emergency situation."