



Lot Maintenance Rule adopted by the Board of Directors December 16, 2010

All vacant lots must comply with either of the rules described below:

- 1) The Owner(s) of a vacant lot must install grass seed or sod as ground cover or other approved plant material along with appropriate irrigation to maintain such ground cover in accordance with established procedures, as described in Article IX, Section 2. of the Restated CC&Rs. The owner(s) must irrigate, fertilize, trim and maintain the landscaping in a neat, attractive condition, to the standard established for other lots located within the Association. All plant material and irrigation systems must be approved by the Board or a Committee designated by the Board, prior to installation.

OR

- 2) The Owner(s) of a vacant lot must clean their lot of weeds and debris, then apply green tinted soil “cement” or other similar soil stabilization product as needed, to be reasonably determined by the Board or a Committee designated by the Board. A beige, vinyl, vertical slat fence, with slats a minimum of six inches wide and spaced a maximum of two inches apart shall be installed ten feet inside of the street side curb. The fence shall be no less than 36 (thirty-six) inches in height, above grade level, and shall be installed the entire distance across the street side of the lot, with a return to tie into existing wall or fence where appropriate. The fence shall be installed in accordance with the specifications as established by the fence manufacturer. Although not mandatory, a gate that matches the fence is highly recommended to assist with access for future lot cleaning and soil cement treatments. The ten foot setback area between the curb and the fence shall be graded and covered with one to two inches of ½ inch “Southwest Brown” aka “Apache Brown” rock. We strongly recommend that the ten foot setback area be covered with landscape cloth to serve as a weed barrier and it will help prevent the rock from washing away. Lot Owner(s) shall be responsible to ensure that their lot, fence and rock are maintained.

Failure to comply with the Vacant Lot Maintenance Rule may result in enforcement action being taken, including but not limited to warning letters, imposition of a fine, individual reimbursement assessment, suspension of rights, institution of Internal Dispute Resolution, Alternative Dispute Resolution or litigation. Prior to the imposition of any enforcement remedy, the homeowner shall be given notice and an opportunity to appear in person or in writing before the Board of Directors or appropriate Committee.

The Association reserves the right to institute any of the above referenced enforcement remedies regardless of whether it is a first offense, second offense, etc. after providing due process. The Association may take other action or a combination of actions, as permitted by law or the governing documents, depending on the severity and frequency of the violation, including but not limited to Internal Dispute Resolution, Alternative Dispute Resolution or litigation.