

Master Declaration Covenants, Conditions and Restrictions

Article X

Section 12. MAINTENANCE OF UNOCCUPIED LOTS: All unoccupied Lots or Parcels shall be well maintained, and no unattractive growth or accumulation of rubbish or debris shall be permitted. All unoccupied Lots or Parcels shall be mowed or bushhogged as needed to maintain an appearance commensurate with Lockwood standards. An easement is reserved to and in favor of the Association, its agents and employees for the purpose of entry into each lot or parcel in order to perform the required lot maintenance. The owner of each lot subject to this Declaration shall, in addition to fees required by Article 5 Section 4, pay to the Association an annual maintenance fee reflective of the cost associated with the required maintenance. The provisions regarding the right to assess an amount based on actual cost in carrying out these duties shall be the same as those contained in Article 5 section 4 of the Master Declaration. Lot owners, upon written request and compliance with the following policy the POA Board may, at its discretion, grant an exemption for lot owners to perform their own maintenance and thereby avoid the annual fee provided they maintain the unoccupied property within community standards. Lot owners requesting fee waivers must submit to the Association a reasonable and workable plan that identifies who will maintain the lot and with what frequency. Permanent full time residents with adjacent or non-adjacent lots whose plan is to perform their own maintenance will be approved upon request, subject to the appearance standard. Non-residents and part time residents are encouraged to participate in the Association sponsored maintenance program, but if they elect to request fee waivers, their maintenance plans must demonstrate a clearly effective procedure consistent with the Association's program. If the lot owner's maintenance is not kept within established standards, the Association may intercede, and after proper notification, bring the lot to standard at the owner's cost and revoke his/her fee waiver.