

**Lakota Canyon HOA
Lot Maintenance Policy**

Effective January 2019

As referenced in the Lakota Canyon Amended and Restated Master Declaration:

- *Section 3.3 – **General Maintenance of Common Interest Community.** All property within the Common Interest Community, including, without limitation, all Lots (including unimproved Lots, and Lots on which Improvements are under construction), Units, Association Property, Improvements, and landscaping, shall be kept and maintained in a clean attractive condition and in good order, condition and repair.*
- *Section 3.3 (a) - Upkeep of each Lot...shall be the responsibility of the Owner whenever necessary or appropriate and at regular intervals.... This maintenance obligation extends to all land and landscaping within the Lot lines.... Unsightly conditions on a Lot or Unit shall constitute a nuisance under this Master Declaration.*
- *Section 3.3 (c) – The individual Lot or Unit Owner and the Executive Board shall each use a reasonable standard of care in providing for the repair, management, and maintenance of the properties for which they are responsible so that the entire Common Interest Community will reflect a pride of ownership.*
- *Section 3.3 (d) – If an Owner fails to perform any such obligations within ten (10) days following receipt of a written notice from the Executive Board requesting the same, the Executive Board shall have the right to enter upon the Lot or Unit of the Owner to cure the violation, to perform any needed repairs or maintenance, or to otherwise cause compliance with this provision and to levy and collect a Reimbursement Assessment upon the Owner and its Lot or Unit for the costs and expenses incurred by the Master Association in connection therewith.*
- *Section 3.26 - ...each Owner shall diligently maintain trim weed cultivate...keep in a healthy and attractive condition the...landscaping upon the Owner's Lot...and shall keep the Owner's Lot free of noxious weeds.*

In order for the Association to maintain an attractive condition throughout Lakota Canyon, the following is the adopted schedule of vacant Lot mowing:

Each Lot Owner shall cause to have their vacant Lot mowed by May 9, June 15, and August 15 annually.

Violations to this schedule within 10 days after the dates specified above will cause the Association to execute the maintenance to be performed and billed to the Owner. Lots throughout the growing season must also be continually maintained and free of noxious weeds.

Lakota Canyon Ranch Master Association, Inc.,
a Colorado nonprofit corporation

By: 
Its: President

Date: 8/27/18