



Lot Maintenance Policy

Lot Maintenance Policy, effective January 25, 2022

“**Unimproved Lot**” means any enumerated lot, within the Fairfield Harbour subdivision, devoid of residential buildings or other structures. Unimproved lots may be characterized as being fully foliated as well as cleared or partially cleared of trees and shrubs.

“**Improved Lot**” means any enumerated lot, within the Fairfield Harbour subdivision, on which is located a residential dwelling/house, occupied or unoccupied.

“**Mowing**” means the practice of reducing the height of vegetative growth (not to include trees) to an acceptable standard, currently defined as eight inches or less. Mowing may be accomplished either by bush-hogging or finish mowing dependent upon the existing vegetation and terrain. In order to ensure compliance with this requirement, the Fairfield Harbour Property Owners Association, Inc. (Association) shall have the right and authority to go upon each Unimproved Lot, on a frequency deemed desirable by the Association, and cause any or each Unimproved Lot to be mowed.

Policy Regarding Lot Mowing

Mowing of non-compliant Improved Lots, by the Fairfield Harbour POA, shall be performed at the direction of the Board of Directors of the Fairfield Harbour Property Owners Association (Board). Charges for such mowing shall be billed to the owner of said Lot. The Board may take into account special circumstances, at its discretion.

Option One

The property owner of an unimproved or improved lot assumes all responsibility for lot maintenance, and, as a consequence, is subject to monitoring by the Fairfield Harbour POA and referral to the Board should responsibilities not be met.

Option Two

Property owner of an unimproved lot may contract with the Association for six months of lot mowing [May through October] of his/her undeveloped lot for a fee of \$345. The contract limits the Fairfield Harbour POA to mowing only.

Storm Damage

In the event of storm damage, additional charges could be incurred. Should this occur, removal of debris will be arranged with an approved contractor. The property owner will be responsible for providing a check for payment in advance to the Association, payable to the contractor.

Noncompliance

Each property owner choosing Option One assumes the responsibility of self-maintenance and recognizes a consequence for noncompliance.

On Unimproved lots, should vegetation exceed eight inches, the lot's owner shall be informed by mail of the violation and if not corrected within seven (7) days the Fairfield Harbour POA will assume responsibility for the balance of the mowing season. The lot owner will be billed the base \$345 and an additional \$100 administrative fee.

On Improved lots, should vegetation exceed eight inches, the property owner will be referred to the Board which shall order mowing by the Fairfield Harbour POA. In that instance, the property owner will be billed \$50 for each required mowing responsibility and an additional \$100 administrative fee.

In the event of noncompliance that causes the Fairfield Harbour POA to assume responsibility for mowing, the Association will require the Option Two contract in subsequent years, at the base rate, with no further administrative fees charged.

Independent Contractors

The Association will provide a list of insured, independent contractors, upon request.

(February 20, 2014)
(Revised February 18, 2015)
(Revised March 2, 2016)
(Revised December 5, 2017)
(Revised January 25, 2022)