

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.

26217 Rampart Boulevard

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VACANT LOT MAINTENANCE REQUIREMENT POLICY

Purpose: To assure that vacant lots are regularly mowed and maintained.

Scope: Article XV of the deed restrictions states that no weeds, unsightly growth or underbrush shall be allowed to grow or remain on any property including vacant lots.

Lot Mowing

Vacant Lots are to be mowed eight (8) times per year in the months of March, May, June, July, August, September, October and December. Owners have the option of mowing the lot themselves, hire a contractor of their choice or elect to join the Association's Mowing Program. The Association's Mowing Program was adopted in 2014 and provides the convenience and reliability that ensures the mowing of the lot at an affordable cost. Lot owners should contact the POA office at 941-764-6674 for information on enrolling in the lot mowing program

In the event a property is in violation, the owner will receive written notice in which they will have five (5) days to have the lot mowed. If after the five (5) days the property is not in compliance, the Association will mow the lot and the owner will be charged the cost of the mowing plus a \$25.00 administrative fee. Should the property repeatedly be in violation, by default, the property will be added to the Association's program and the owner will be charged the yearly program rate.

Clearing of Undesirable Vegetation

Undesirable vegetation such as Brazilian pepper trees, dead trees, overgrown trees, stumps, weeds, vines and vegetation that is encroaching upon neighboring properties and/or the greenbelt is required to be removed. Once these lots are identified the property owner will be notified of the necessity to remove the vegetation.

If a property owner receives a notice from the Association that their lot is in violation, it is important that the owner contact Charlotte County Environmental Services , 941-743-1290 for permitting instructions prior to any vegetation removal. The Board of Directors or office staff cannot advise lot owners concerning environmental issues.

Adopted: December 19, 1996

Amended: 2007

Amended: November 17, 2016