

Cerise Ranch POA Lot Maintenance Policy

Effective April 2020

As referenced in the Cerise Ranch Property Owners Association Declaration of CCRs:

- Section 9.1 (a) - **Maintenance and Landscaping of Lots.** *Each owner shall be solely responsible for all landscaping, maintenance and repair of his Lot and is required to maintain the Lot and any improvements located thereon in a condition of good order and repair. No Owner shall unreasonably damage the value of other Lots such as by shoddy upkeep of such Owner's Lot. Each Owner shall be responsible for controlling and managing all noxious weeds which may be located upon that portion of the Owners Lot situate outside the Common Area.*
- Section 9.7 - **Owner's Failure to Maintain or Repair.** *In the event that a Lot and the improvements thereupon are not properly maintained and repaired by an Owner then the Association, after notice to the Owner and with the approval of the Executive Board, shall have the right to enter upon the Lot to perform such work as is reasonably required to restore the lot and the buildings and other improvements thereon to a condition of good order and repair. All costs incurred by the Association in connection with the restoration shall be reimbursed to the Association by the Owner of the Lot, upon demand. All unreimbursed costs shall be a lien upon the Lot until reimbursement is made. The lien may be enforced in the same manner as a lien for an unpaid assessment levied.*

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

Each Lot Owner shall cause to have their vacant Lot mowed by June 30 annually. If additional mowing is needed in the fall, lot owner will be notified.

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.

Cerise Ranch Property Owners Association, Inc.
a Colorado nonprofit corporation

By: Pete Dula
Its: President

Date: 5/11/20