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## The Valley at Winter Park Homeowner Association

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### Policy for Lot Maintenance

**Date Established:** June 25, 2016

**Date Last Revised:** n/a

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#### SUMMARY

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The Valley at Winter Park Homeowner Association (the “Association”), Board of Managers (the “Board”) has determined the need for a uniform policy for lot maintenance. This determination is based on (1) abiding by the Associations governing documents, and (2) limiting liability to the HOA; and (3) a clear statement of Board member objectivity for our Owners.

#### POLICY STATEMENT

Homeowners (“Owner”) shall remove all dead standing and fallen trees and remove or burn the resulting slash. Slash piles shall not be left for more than 2 years and slash piles which have already been in existence for more than two years must be burned or removed. Trees cut into firewood and stacked neatly will meet the requirement of removal from the Lot.

#### DUTY TO MAINTAIN

Declaration Section 11.2.1, each owner, at owner’s sole cost and expense, shall maintain their Lot in good order and repair.

#### ENFORCEMENT

The Board or its representative may, at any time, inspect a Lot, and upon discovering a violation of the covenants or ten (10) or more fallen trees, or slash piles left for more than twenty four (24) months, the Board will provide a written notice of noncompliance to the Owner, including a reasonable time limit within which to correct the violation, which shall be two (2) months. If an Owner fails to comply within this period, the Board or its authorized agents may enter the Lot and correct the violation at the expense of the Owner of such Lot; said expense to be secured by a lien upon such lot, enforceable in accordance with the Declaration. Notice and hearing for any such enforcement actions shall comply with Article XIX of the Declaration.

#### ADDITIONAL

Owners found in violation will be subject to a one hundred dollar (\$100) fine per month fine until the violation is resolved.