



COMMUNITY ASSOCIATION

BUILDER PARCEL MAINTENANCE POLICY EFFECTIVE NOVEMBER 1, 2017

WHEREAS, Prescott Lakes Community Association, Inc. (“Association”) is governed by the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes (“Declaration”), the By-Laws of Prescott Lakes Community Association, Inc. (“Bylaws”), the Prescott Lakes Community Association Compliance Policies and Procedures Effective August 25, 2006, (“Compliance Policies and Procedures”) and all other policies and procedures properly adopted by the Board;

WHEREAS, Article 2 of the Declaration defines “Builder” as: “Any Person who purchases one or more Units for the purpose of constructing improvements for later sale to consumers, or who purchases one or more parcels of land within Prescott Lakes for further subdivision, development, and/or resale in the ordinary course of its business.”

WHEREAS, Article 5, Section 5.1 of the Declaration states: “Each Owner shall maintain his or her Unit and all landscaping and improvements comprising the Unit in a manner consistent with the Governing Documents, the Community-Wide Standard, and all applicable covenants;”

WHEREAS, Exhibit “C”, Section 3(a) of the Declaration provides that the following are prohibited within the Properties: “Plants, animals, devices or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, or of a nature as may diminish or destroy the enjoyment of the Properties, as determined in the reasonable discretion of the Board.”

WHEREAS, Article 7, Section 7.4(a) of the Declaration states: “Every Owner and occupant of a Unit shall comply with the Governing Documents;”

WHEREAS, Article 7, Section 7.4(a) (v) of the Declaration gives the Board the authority to exercise self-help or take “action to abate any violation of the Governing Documents in a non-emergency situation;”

WHEREAS, Article 8, Section 8.5 of the Declaration gives the Association the power to levy Specific Assessments against a particular Unit “(a) to cover the costs, including overhead and administrative costs, of providing services to Units upon request of an Owner pursuant to any menu of special services which may be offered by the Association;”

WHEREAS, Article 8, Section 8.5 of the Declaration gives the Association the power to levy Specific Assessments against a particular Unit “(b) to cover costs incurred in bringing the Unit into compliance with the Governing Documents, or costs incurred as

a consequence of the conduct of the Owner or occupants of the Unit, their agents, contractors, employees, licensees, invitees, or guests;”

NOW THEREFORE, The Board of Directors of the Association hereby adopts the following builder maintenance policy in an effort to maintain, preserve, enhance, and protect the property values and assets of the community:

MAINTENANCE STANDARD FOR UNDISTURBED PARCELS

Any parcel held in title by any Builder within the Association which has not been improved with a dwelling:

1. Shall conform to the minimum standards as set forth in the Undeveloped Parcel Maintenance Policy, as may be amended from time to time.

MAINTENANCE STANDARD FOR DISTURBED PARCELS

Any parcel held in title by any Builder within the Association which has been disturbed to begin improvements or that has improvements thereon:

1. Limited common areas, as well as vacant lots, are to conform to the standards as set forth in the Undeveloped Parcel Maintenance Policy, as may be amended from time to time.
2. Once landscaped, Limited Common Areas are to receive routine maintenance as to ensure their appearance conforms to their specific ARC-approved classification, as detailed in the Landscaping Community-Wide Standards.
3. Sidewalks, entry monuments, fences, walls, railings, and all other common area components are to be maintained in good repair and aesthetics.
4. Builder shall comply with all other maintenance policies enacted by the Association.

PROCEDURE FOR ENFORCEMENT

Enforcement of this policy will follow the order of the Prescott Lakes Community Association Compliance Policy.

Approved 10.12.2017