



PRESCOTT LAKES
COMMUNITY ASSOCIATION

Drainage Maintenance Policy

Drainage Maintenance Policy:

The following is clarification of existing rules and procedures already provided for all property within the Prescott Lakes Community Association (PLCA) as it relates to drainage:

Article 7, Section 7.4 - Compliance and Enforcement, Paragraph (a): “Every Owner and occupant of a Unit shall comply with the Governing Documents.”

Article 7, Section 7.5 - Implied Rights: Board Authority: “The Association may exercise any right or privilege given to it expressly by the Governing Documents, or reasonably implied from or reasonably necessary to effectuate any such right or privilege. Except as otherwise specifically provided in the Governing Documents, or by law, all rights and powers of the Association may be exercised by the Board without a vote of the membership.”

Exhibit “C”, Section 3 - Prohibited Conditions: “The following shall be prohibited within the Properties:”

Paragraph (k): “Obstruction or rechanneling drainage flows after location and installation of drainage swales, storm sewers, or storm drains.”

1. **Developed or Undeveloped Parcel(s):** Any parcel(s), which have or have not been improved (vertical construction), held in title by any Class “A” member of Prescott Lakes Community Association residing within a designated Prescott Lakes Community Lakes Neighborhood.
2. **Obstruction or rechanneling:** Any and all modifications, improvements (landscaping) or lack of maintenance to previously established and/or shared drainage swales, storm sewers, or storm drains that materially change drainage flow.
3. **Easement:** Is the right over real property by another typically used with storm water drainage and utilities as reasonably determined by the Board of Directors.

Required Action:

1. **Maintenance:** As needed to ensure adequate drainage flow, the owner must remove any all obstructions which may include but is not limited to; silt, sediment and/or debris in designated and established drainage areas, swales on both platted and un-platted areas. All debris must be evacuated from the site using approved methods.