

Hidden Springs Town Association, Inc.

Association Policy 300

Vacant/Unbuilt Lot Maintenance

Unbuilt lots within Hidden Springs must be maintained in a manner which does not detract from surrounding properties. An unbuilt lot is defined to be any parcel of land designated for future construction and owned by any individual, party, or corporation. The term unbuilt lot includes any adjacent parking strip.

Unbuilt lots:

1. Must be kept free of weeds in excess of 10" high on the entire lot, and no more than 4" tall within 5 feet of the side walk;
2. May not be used for permanent storage of any kind, and may not be used for temporary vehicle or equipment parking for more than 72 hours;
3. May not be used for dumping construction debris;
4. Cannot allow mud or dirt to coat adjacent sidewalks or streets and all mud/dirt build-up must be removed on a timely basis; and
5. Shall not otherwise be allowed to be in disrepair or unsightly.

Unbuilt lot owners are subject to Hidden Springs CC&R enforcement procedures.

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Attestation of Adoption:

Pursuant to its authority under the governing documents, The Hidden Springs Town Council on behalf of The Hidden Springs Town Association, Inc. adopted Association Policy 300 with immediate effect to enforce the provisions of the governing documents for the Hidden Springs planned community on this _____ day of _____, 2009.

The Hidden Springs Town Council

By _____
Kurt Holzer, President, HSTA Town Council

Witnessed

By _____