

**LAKELAND 55 HOMEOWNERS ASSOCIATION  
POLICY ON LAWN MAINTENANCE**



**1. PURPOSE:** The purpose of this policy is to ensure that the property values of all property owners in the neighborhood are maintained to the Lakeland Homeowners' Association community standards and that all properties meet the minimum requirements for lawn care and maintenance. These standards include mowing of grass, trimming of shrubbery, and edging of sidewalks, curbs and driveways. Listed below are the policies:

**2. MOWING OF GRASS:** Grass shall be mowed on a regular basis, as needed, during the growing season. The schedule of mowing shall be up to the property owner. However, if the lawn/lot becomes unsightly and is in obvious need of maintenance to meet the community standards, the Lakeland Homeowners Association Board of Directors will notify the owner who will be given 10 days from date of letter to bring the issue into compliance. If not corrected the property owner will be subject to a fine of \$100.00 for non-compliance.

**3. EDGING OF SIDEWALKS, CURBS AND DRIVEWAYS:** Sidewalks, curbs and driveways shall be edged on a regular basis to coincide with mowing of the lawn or lot. Grass clippings from mowing and edging shall not be blown into the street. Lawns that are mowed but not edged will constitute a violation of the Lawn Maintenance Policy, and the property owner will be subject to a fine of \$100.00 for non-compliance.

**4. TRIMMING OF SHRUBBERY:** Shrubby shall be trimmed as necessary to maintain a neat appearance and a reasonable height. Tall shrubbery next to fences or property lines shall be maintained so as to not be a nuisance to adjoining property. Non-compliance may subject property owner to a fine of \$100.00.

**5. ENFORCEMENT PROCEDURE:** The Management Company shall be the Point of Contact for issuing the notice of violation to the home/lot owner. Failure on the part of the property owner to remedy the situation within 10 days will cause a non-compliance fine to be levied and the Homeowners Association will have the deficiency corrected and charged to the property owner in addition to a \$100 fine.

**6. OWNERS OF PROPERTY ON THE RETENTION PONDS:** Property owners who have lots that back up to the retention ponds shall be responsible for mowing and weed eating the grass down to the water line. The common area at the ends of the ponds and the maintenance of the pond drainage system will be the responsibility of the Lakeland Homeowners' Association.

**7. Objective:** To maintain the reputation of the Lakeland 55 neighborhood as being a very well-kept community thus enhancing all of our property values.

**Revised: 02/08/2023**