

# Johns Creek Property Owners Association, Inc. Phase I Board Approved Policy (September 18, 2014)

## Property Maintenance

Property owners are responsible for routinely mowing their lawns (**grass heights should not exceed 6” between cuts**); edging around the base of the home, driveways, walkways and planting beds; prune shrubs; control weeds and diseases by application of appropriate products; trim tree branches; remove dead palm fronds each season, remove and replace dead trees and plants; dispose of trash; apply water and maintain irrigation systems; replace mulch; and other necessary maintenance measures, including fertilization and pest control to ensure all vegetation is maintained in a neat and healthy condition.

Lawns that have been damaged by yard pests (e.g., chinch bugs) or disease (e.g., fungus) must be repaired in a timely manner. After appropriate treatment of bug infestation, fungus and/or dead grass, approved replacement grass plugs or new sod must be placed in the affected area(s).

The POA’s Property Management Company will enforce property maintenance to insure these conditions have been satisfied. Valuations that have been identified and not corrected are subject to review and fines imposed by the Phase I Enforcement Committee in accordance with **Florida Statue 720.305, *Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights, as noted:***

***“The association may levy reasonable fines of up to \$100 per violation against any member or any member’s tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may be levied for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$1,000 in the aggregate unless otherwise provided in the governing documents. A fine of less than \$1,000 may not become a lien against a parcel. In any action to recover a fine, the prevailing party is entitled to reasonable attorney fees and costs from the nonprevailing party as determined by the court.”***

Property Owners are expected to abide by the Declaration of Covenants and Restrictions of our neighborhood. Johns Creek is a great place to live and taking proper care of your home and yard will make our community look good and increase your property values.

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