

CAPE ROYAL VACANT LOT MAINTENANCE REQUIREMENTS

Following is an excerpt from the Vacant Lot Guidelines adopted by the Cape Royal Homeowners Association (HOA). Included is a general description of vacant lot maintenance, and a set of requirements and schedule for mowing and other lot maintenance functions.

Vacant lot owners are expected to maintain their lot, and to remove any foliage that becomes a detraction for the neighbors and community residents. At the current time, the Architectural Review Board designates that no shrubs on the lot should exceed 3 feet in height, and any trees must have at least 6 feet of clear trunk—resulting in a viewing window to the golf course and/or lakes for your Cape Royal neighbors. No tree boughs or palm fronds should hang below the 6 foot minimum. To ensure that the lot owner and Cape Royal HOA are receiving quality workmanship at a reasonable cost, the HOA provides an optional mowing and weed-whacking service to lot owners at a negotiated low price. (Lot owners are still expected to monitor the quality of mowing service on their lots.) Lot owners interested in this service should contact the HOA Vacant Lot Maintenance Committee or consult the Cape Royal HOA web site for the sign-up form. (This form is also used when requesting a termination of mowing services.) *(The lot mowing services cost is \$414/year/lot, as of January 2019.)*

Responsibility – Mowing Service Vendors and Owners A.

The required mowing schedule is:

- i. From November through April, the mowing cycle will be once per month.
 - ii. From May through October, the mowing cycle will be twice per month.
- A. Mowing vendors must cut the lawn between 3 1/2 inches to 4 inches.
- B. Mowing vendors must weed-whack around any existing trees, utility poles, utility boxes, and if lot is located and bound by the golf course ponds, or other water features, down to the water front.
- C. Mowing vendors should edge along the roadway (gutters if lot is in Section C)
- D. The lot owner is responsible for removing any invasive plants or trees, such as Brazilian Pepper and Australian Pine.
- E. When the lot is adversely affected by weather conditions, making mowing impossible, the mowing vendor will cut to area within reason of adverse condition, such as standing water or soft soil.

A full version of the Vacant Lot Guidelines is available from the HOA Landscape Committee or online at the Cape Royal HOA web site.