
VACANT LOT MAINTENANCE

Purpose:

To provide procedures for maintaining vacant lots and removing foliage commensurate with community requirements.

Scope:

This document is applicable to owners of vacant lots within the Cape Royal community and to the landscaping vendor(s) hired to maintain the lots.

Responsible Party:

The Vacant Lot Maintenance Committee (hereafter called the Committee) shall administer this policy and shall insure the lot owner and Cape Royal Homeowners Association (HOA) are receiving quality workmanship at a reasonable cost from the lot mowing vendor (*Vendor*). The Committee chairperson (or designee) will monitor the work performed by the Vendor to verify it meets the standards outlined in the work agreement between the HOA and the Vendor.

I. POLICY STATEMENT

It is the policy of the HOA that owners of vacant lots located within the Cape Royal community are responsible for maintaining their lot(s) in accordance with the Cape Royal Vacant Lot Maintenance Requirements as outlined on the Cape Royal website. Lot owners shall be responsible for removal of any plants deemed invasive species (including, but not limited to, Brazilian Pepper and Australian Pines) and for removal of any impediment to mowing.

It is also the policy of the HOA that during construction on a vacant lot, the lot owner is responsible for keeping the lot perimeter mowed and weed-whacked until such time that sod is installed.

II. PROCEDURE

A. LOT OWNER

1. A mowing and weed-whacking service is offered at a competitive price negotiated by the HOA. Alternatively, vacant lot owners may hire their own landscaping vendor to mow and maintain their lot(s).
2. Vacant lot mowing/maintenance guidelines are available on the Cape Royal HOA website and apply to both HOA and private landscapers.

