

AMENDMENT #4: LOT MAINTENANCE

Yards visible from the street shall be maintained in a tidy manner. Grass shall not exceed 10" in height, weeds shall be deterred, and debris shall be removed. Dead or visibly dying trees and shrubs shall be removed and stumps reduced to soil level. Fencing shall be maintained. Rainwater cisterns shall be concealed behind fencing. Household furnishings intended for indoor usage shall not be stored in view of the street. This Amendment shall supersede any existing clause regarding Lot Maintenance.

Why is this amendment being proposed?

Poorly maintained yards are the most common complaint among our residents. This amendment seeks to establish a reasonable standard communitywide and enables swift resolution of prominent problems.

If the City already has a similar ordinance for yard maintenance, why is this amendment necessary?

Although city ordinances do require yards be somewhat maintained, overworked Code Officers are frequently slow to address these types of complaints. This amendment enables residents to resolve violations on their own without relying upon city staff.

How would this amendment coincide with the yard maintenance rule that already exists in some Units?

Only a few Units currently have a lot maintenance Covenant already in place and it's not sufficiently worded. The amendment's wording would take precedent and strives to create consistency community-wide.

Yards visible from the street would need to be maintained in a "tidy manner". Exactly what does this mean?

This phrasing is common in the rules of similar subdivisions and state law allows for a reasonable community standard to prevail.

Could my neighbors dictate my landscaping style?

No. You would be free to modify your property as allowed by law provided it is maintained in a reasonable manner.

Why would dead and visibly dying trees need to be removed?

A decaying tree is a more than a prominent eyesore, it's a serious safety hazard to both inhabitants and neighbors.

What would be the standard for fence maintenance?

The standards established by the city would apply. See the WOHA website for a summary.