

## Co-owner Lawn Maintenance

The Association's management representative has received inquiries concerning the state of various co-owners' lawns. It is the co-owners responsibility to maintain their property in a manner that is consistent with the Bylaws. Below is the relevant section in the Bylaws pertaining to lawns:

Section 4. Front and Side Yards. The front yard areas of all Units (unless such Unit is unbuilt upon) shall have well-maintained lawns and be landscaped. The definition of the front yard area shall be a line or lines parallel to the front street and intersecting the rear of the residential structure and running from the residential structure intersecting the boundary line between the Condominium Unit and ending at the line where each Condominium Unit adjoins another Condominium Unit. Well-maintained yard areas shall mean maintenance so as to preserve a neat and cared-for appearance in the Condominium. Units which are unbuilt upon shall be kept debris free and both the Developer and Huron Farms Association shall be permitted, in the event of a Co-owner's failure to do so, to remove and/or mow any ground vegetation within a Co-owner's Unit and to charge the expenses therefore to the Co-owner who shall be obligated to pay the expense within 30 days from the date of the invoice.

There is a continuum of acceptable lawn maintenance within Huron Farms. The Board of Directors is resisting the need to create a lengthy and precise document establishing the definition and care of lawns in our community. While common in many associations, it is currently our opinion that the community prefers to rely on the bylaws, subject to change over time based on co-owner compliance.