

Exterior Maintenance of Lot by Owner

I. Introduction

Article 8, Section 8.1 of Tustin Ranch's CCR's establishes the requirements of each individual lot owner to maintain the exterior appearance of his/her lot.

II. Exterior Maintenance

Notice will be sent by Tustin Ranch to any homeowner who is not maintaining his/her lot in the manner consistent with Article 8, Section 8.1 of Tustin Ranch's CCR's. Exterior Maintenance defined therein requires:

"Each Lot and Residence shall be maintained by the Owner in a neat, clean and sightly condition at all times and shall be kept free of accumulations of litter, junk, containers, equipment, building materials and other debris. All landscaping areas, including landscaping extending into the right-of-way, shall be regularly maintained and trimmed to present a clean, neat and well-maintained appearance."

III. Infractions

Homeowners must maintain the Lot and Residence in a manner consistent with this CCR's and this Rule. Following identification by the Board of a violation, the homeowner will be mailed a Notice of Violation. The homeowner must respond to the Notice of Violation within fourteen (14) days from the date of its mailing. The homeowner may respond by curing the violation or by providing a written response indicating how the homeowner intends to cure the violation within a reasonable time frame.

If no such response is received by Tustin Ranch within fourteen (14) days, fines may begin to accrue as detailed in the Fine Schedule section herein..

IV. Fine Schedule

Failing to respond to the Notice of Violation within fourteen (14) days shall result in fines being imposed at the daily rate of \$25 commencing on the fifteenth (15) day following Notice and concluding upon cure of the violation.