

Yard Maintenance & Property Appearance Guidelines
(In support of Deed Restriction #10: Weeds, Underbrush & Refuse)

To help provide clarity and consistency across our neighborhood, the Association is sharing general guidance on property maintenance and appearance. These are not new rules, but examples to help define what is considered consistent with our existing deed restrictions.

Our goal is simple: **reasonable upkeep and consistency—not perfection.**

What We Expect to See

- Lawns and landscaped areas that are regularly maintained (mowed, trimmed, and managed)
- Trees, shrubs, and vegetation routinely maintained, pruned, and shaped to prevent overgrowth
- Yard debris (branches, clippings, etc.) removed or properly contained
- Trash and refuse stored in appropriate containers and not left in open view as well as timely retraction of garbage/recycling/yard debris bins.
- Palm trees maintained with dead fronds regularly trimmed and removed
- Vegetation managed in a way that reduces harborage for pests (e.g., overgrown or dense areas where rodents can nest)
- Fences kept in good repair.

What We Aim to Avoid

- Dead palm fronds, hanging branches, or unmaintained trees/shrubs
- Excessive weeds or unmanaged vegetation
- Accumulations of debris, discarded materials, or refuse
- Inoperable vehicles, equipment, or large items stored in visible yard areas
- Long-term storage of construction materials or bulk items
- Outdoor conditions that create an unsightly or neglected appearance
- Overgrown or dense vegetation that creates harborage for pests
- Overgrowth restricting visibility of oncoming traffic

County Code vs. Deed Restrictions

Property owners in Cudjoe Gardens are subject to both Monroe County Code and Cudjoe Gardens Deed Restrictions, which address different aspects of property use and maintenance.

- Monroe County Code generally applies to the public right-of-way and safety concerns, including items such as overgrown vegetation obstructing visibility, or storage of vehicles, boats, or trailers within the right-of-way
- Cudjoe Gardens Deed Restrictions apply to the private property itself, including yard maintenance, landscaping, and overall property appearance (as outlined in Deed Restriction #10)

In many cases, both may apply. The Association works to support compliance with deed restrictions, while Monroe County Code Enforcement addresses applicable County regulations.

A Few Notes for Our Community

- Boats and trailers are a normal part of life here; they should be maintained and stored in a neat and orderly manner
- Temporary conditions (storms, construction, etc.) are understood, but should be addressed within a reasonable timeframe
- Holiday decorations should be removed within a reasonable timeframe following the holiday
- Maintaining your property helps protect property values and contributes to the overall character of Cudjoe Gardens

If you have questions or would like clarification, please feel free to reach out to the Association.