

WASHINGTON NATIONAL ESTATES HOA
Vacant Lot Owners Maintenance Policy

This Vacant Lot Owners Maintenance Policy sets forth the procedures the Board will follow in the event of violations of the Governing Documents. This Policy follows the Board's Enforcement Policy for the fines, including those for continuing or uncorrected violations.

A. Lot Owners Maintenance Responsibilities:

- a. Obligations under the CC&Rs under Section 5.13 Owner's Maintenance Responsibilities "...each Owner shall be obligated to keep his Lot and home in a clean, sightly and sanitary condition and maintain the landscaping on his Lot in a healthy and attractive state and manner comparable to that on the other Lots in Diamond Ridge Estates."
- b. The Board interprets Section 5.13 to apply to all lots within Diamond Ridge Estates vacant or with residence.
- c. This Policy further requires that vacant lot owners have their entire lot, including up to the road, maintained for vegetation growth at least monthly from March through October of each year to be in compliance with the intent of Section 5.13.

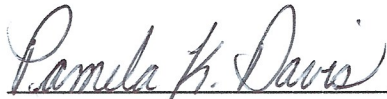
B. Notice of Violations:

- a. The Board will provide written notice to an Owner from the Association of such Owner's failure to maintain their Lot.

C. Fines and Fees. Those lot owners who are found in violation, will be subject to

- a. "Tier 1" fines established by the Board's Enforcement Policy.

This Vacant Lot Owners Maintenance Policy was adopted by the Board on February 21, 2023.



By: Association Secretary

Date: 2/21/2023