

Commonly-Owned Rights-of-Way

It may come as a surprise to many, especially new homeowners, that there is an area at the front of their property which is not a part of their property. While the grassy portion of the right-of-way is adjacent to the owners' properties, it does not belong to the individual property owners, rather it is part of the commonly-owned property of the Association.

The actual surfaced portion of the roadway comprises just over a third of the total right-of-way. The right-of-way can range from less than 40 ft to more than 50 ft in width and encompasses not only the paved portion of the road but a distance of 10 ft - 15 ft from each edge.

The Association strives to keep trees and plants, which grow in these areas, from encroaching on the roads. To that end, tree trimming and trimming of lower-lying plants is done on a regular basis.

It is advisable to keep this trimming in mind when considering the planting of any ornamental shrubs in these rights-of-way. While these plantings are not prohibited, you must remember that should the need arise, the plants may have to be removed or trimmed. In addition, fences cannot be placed in the rights-of-way

It is hoped each homeowner will strive to keep these areas neatly trimmed as a part of their own lawn maintenance.

