

Landscaping and Lawn Maintenance.

Each Owner shall be responsible for maintaining the Lot and all landscaping improvements located thereon in a neat, clean, attractive, and well-maintained condition at all times. Such maintenance obligations shall include, without limitation:

- Regular mowing, edging, watering, fertilizing, and weed control of all lawns;
- Pruning and trimming of trees, shrubs, hedges, and other landscaping;
- Replacement of dead or diseased grass, trees, shrubs, or other plant materials;
- Removal of debris, trash, yard waste, fallen limbs, and other unsightly materials;
- Maintenance of mulch beds, ground cover, and irrigation systems;
- Prevention of overgrown vegetation, excessive weeds, or conditions that create an unsightly appearance or nuisance;
- Maintenance of landscaping in a manner consistent with the overall aesthetic standards of the Community.

No Owner shall permit any lawn, landscaping, or exterior portion of a Lot to become unkempt, overgrown, dead, or otherwise unsightly in the sole reasonable discretion of the Association or Architectural Review Committee.

In the event the Association determines that a Lot is not being maintained in accordance with this Section, the Association may provide written notice to the Owner specifying the violation and providing a reasonable period of time, as determined by the Association, to cure the violation. If the Owner fails to cure the violation within the time provided, the Association shall have the right, but not the obligation, to defer to the default remedies outlined in the CCRs in Paragraph 27.