

# MONUMENT VILLAGE HOA YARD MAINTENANCE GUIDELINES (Adopted February 19, 2020)

Excerpt from FIRST AMENDED COVENANTS FOR MONUMENT VILLAGE COVENANTS  
(ADOPTED MARCH 15, 1999)

#### 4. Dwelling and Site

c) *It is the policy of the HOA that all yards, visible from the streets, shall be maintained, and the homes in the subdivision shall continue to retain a park-like atmosphere. Therefore, homeowners shall not allow their lawn, trees, shrubbery and other vegetation to die (except for annuals), and properly water the same.*

Homeowners are expected to

1. Regularly water and mow lawns when irrigation water is available.
2. Picking Up Debris ( especially in gutters)
3. Prune and weed regularly—As Needed
4. Maintain Irrigation System.
5. Maintain property fences.

What does this mean?

- Keeping lawn and garden areas alive, and attractive
- Lawn mowing within 2 weeks after irrigation water is turned on, and thereafter, so lawn is no higher than 6" .
- This includes back yards that are not concealed by privacy fences. Corner lots with front and side yards are expected to comply with “front yard” yard expectations.
- Tree and shrub pruning
- Watering landscaped areas
- Removing all litter, trash, dead vegetation, refuse and waste from front yard and gutters
- Keeping right of way areas on the front and side streets of individual lots maintained and free of debris
- Vehicles should not be parked on grassy areas
- Trash cans should be removed from and front yard as soon as possible after trash pick up.
- Basketball hoops or other recreational structures will not be placed in any location that obstructs gutters or creates a traffic hazard.

## FINES

**First written warning-** to address issue within 30 days

**Second Written Warning** will be sent after 30 days. Fine will be \$100.00 payable within 30 days with an opportunity for the homeowner to request a hearing to discuss violation with the HOA Board and an extension is approved.

**Third Written Warning** will be sent after 30 days after second warning. Fine will be \$500 due in 30 days unless a second written extension is requested and is approved by the Board. In addition, a property lien may be filed.