

# **BERKFORD PLACE**

## **BERKFORD PLACE HOMEOWNERS' ASSOCIATION, INC.**

### **LANDSCAPING & LAWN MAINTENANCE POLICY**

#### **1. PURPOSE**

To maintain community aesthetics, protect property values, and ensure compliance with governing documents.

#### **2. AUTHORITY**

This policy is adopted pursuant to the Association's governing documents and Florida Statute Chapter 720.

#### **3. OWNER RESPONSIBILITY**

Each Owner shall maintain their Lot, including all landscaping, grass, irrigation, and adjacent areas to the curb.

#### **4. LANDSCAPING STANDARDS**

Grass must be maintained between 2–6 inches, free of excessive weeds, and without significant bare patches. Trees and shrubs must be trimmed and not obstruct sidewalks or neighboring properties.

#### **5. ENFORCEMENT PROCEDURE**

Step 1: Courtesy Notice (10–14 days to cure) Step 2: Formal Notice Step 3: Hearing before committee (14-day notice)  
Step 4: Fine up to statutory limits

#### **6. SELF-HELP REMEDY**

The Association may enter the Lot, perform maintenance, and assess the cost against the Owner.

#### **7. SPECIAL ASSESSMENTS**

Costs incurred by the Association for maintenance or enforcement shall be charged to the Owner as a Special Assessment.

#### **8. APPEALS**

Owners may request extensions or appeal violations in writing.

#### **9. EFFECTIVE DATE**

This policy is effective upon Board approval.

**ADOPTED BY THE BOARD OF DIRECTORS**

President Signature:

*Jayson Hagan*

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Date:

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Secretary Signature:

*Christina Tribble*

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Date:

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