



FIRST COLONY  
COMMUNITY ASSOCIATION

**PROPERTY MAINTENANCE POLICY**

First Colony Community Services Association (FCCSA) will provide notice to a member as required in Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions that FCCSA will cure the violation and the member will be liable for the cost of such work plus 20%, for the violations listed below and under the following conditions:

**LAWN MAINTENANCE**

- Mow, edge and weed the front yard. Trim shrubs and trees in the front yard whether the house is vacant or occupied.
- Mow, edge and weed the rear yard. Trim shrubs and trees in the rear yard only if the house is vacant.
- The frequency of performing these services will be determined by FCCSA.

**OTHER MAINTENANCE**

- Examples include, but are not limited to, repair of broken windows, repair of fencing, removal of dead plant material, and replacement of the same plant material only if it is necessary to meet the minimum landscaping requirements for the neighborhood.
- Includes all boulevard fencing repairs necessitated by fence damage caused by the homeowner (see fencing guidelines).
- This maintenance will only be performed if the property is not occupied and the cost does not exceed \$500.00 (which excludes any lawn maintenance as listed above) per property.
- If it is determined that the cost exceeds \$500.00, or maintenance beyond that listed above needs to be performed to maintain the property in an acceptable condition, the Executive Director will consider those situations on a case by case basis.

**NOTE:** Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

The FCCSA Executive Director approved these guidelines on the 25<sup>th</sup> of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.

  
Sandra K. Denton, Executive Director