

Highlands Plantation

Homeowners Association

Highlands Plantation Grass Cutting Policy

On June 5, 2013 the Board of Directors passed a new rule concerning the height and days between grass cuttings due to a small number of owners that did not mow their grass on a regular basis thus affecting the renting of their neighbors property. All board member owns one or more properties at Highlands Plantation and intend to make every effort for property values to increase rather than decrease due to few owners that do not care how their properties look.

- **Grass must be cut every 7-10 days**
- **Grass cannot exceed 6" regardless of the last time it was cut**
- **Shrubs and Ornamental plants need to be trimmed and all debris removed**

Each week the HOA representative will ride the property and taking pictures of any property owner in violation of the HOA grass maintenance rule.

When an owner is found to be in violation of this rule, a one-time warning will be given via email giving owner 3 days to get grass cut in compliance with HOA rule. If not mowed in 3 days, then HOA will mow property owners grass and bill owner \$100.

No further notices will be given and owner and if a previous noticed owner's property is found in violation, then the following mowing cost will be charged:

- **1st Mowing - \$100.00**
- **2nd Mowing - \$200.00**
- **3rd Mowing and each mowing after that \$300 each time**

Once an owners mowing balance exceeds \$500, the HOA attorney will place a lien on the property. The HOA attorney will charge \$250 to remove lien once the HOA is paid based on the mowing schedule above.

If you need ground maintenance, please email the HOA and we will can recommend two grounds maintenance companies that can handle your ground maintenance.