



*A Good Place to Live*

## **Landscape Maintenance of Undeveloped Lots / Tracts**

Section 10.7 (a) of Amelia Park's Declaration authorizes the Association to adopt or amend previously adopted rules and regulations governing the operation, use, maintenance and control of the Lots.

**Section 10.3 (a) requires that each Owner shall keep all parts of his Lot in good order and repair and free of debris, and authorizes the Association regulate matters affecting the attractiveness or safety of Lots or Units.**

**The Association has adopted by resolution at its October 20, 2014 Board of Directors meeting the following requirements for the maintenance of undeveloped Lots or Tracts:**

- 1) Property kept free of trash, discarded items, and yard debris.
- 2) Tree branches, bushes, and other vegetation must be kept trimmed to prevent intrusion onto sidewalks, streets or alleyways.

The City of Fernandina Beach requires a clearance of 13.5 feet for tree branches overhanging a street and a minimum seven-foot clearance for tree branches overhanging a sidewalk. A clearance of 13.5 feet is required for tree branches or other vegetation overhanging a service alley.

- 3) Dead vegetation visible from the street or alley is to be cut at the base of the plant and removed from the lot.
- 4) Weed-infested areas along a property's street and alley edges must be kept mowed or trimmed.
- 5) Sidewalks abutting the Lot or Tract must be pressure washed when needed for safety and aesthetics.
- 6) For an undeveloped lot adjacent to a developed lot or common property, the undeveloped lot's borders are to be kept trimmed and clear.
- 7) Approval for removal of trees four inches dbh (diameter at breast height) or greater must be in accordance with both City requirements and Amelia Park Tree Policy.
- 8) Any signage must be in accordance with Amelia Park specifications and requirements and maintained in good condition.

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