



RULES & POLICIES

VACANT LOT MAINTENANCE POLICY

1.4 Vacant Lot Maintenance

In accordance with the POA's governing document [*Master Declaration of Covenants, Conditions and Restrictions, Article VI, Section 9 in part*] every Property Owner shall be responsible for the repair, maintenance and upkeep of his/her property within St. James Plantation, whether improved or unimproved. The POA Board of Directors has determined that all unimproved lots in developed neighborhoods must be maintained per the Annual Vacant Lot Maintenance Program Schedule. All vacant lots require maintenance; mowing/bush hogging, weed removal, downed trees/branch removal, and pine cone mulching/removal, if applicable, etc. during each phase (a schedule is mailed out with the program information annually in January/early February) throughout the year. Tree service and cleanups after major storms or natural disasters are not included in the POA Vacant Lot Maintenance Program Fee.

The POA provides an optional Annual Vacant Lot Maintenance Program through an outside Contractor for vacant lot property owners wanting to take advantage of consistent scheduled maintenance, which adheres to the mandated guidelines. Correspondence for the annual program is mailed to all vacant lot owners who require maintenance in January/early February for the current year's program. The correspondence includes the program information/fee, tentative schedule, and response form.

All vacant lots require maintenance. The POA Board of Directors may exempt vacant lots that recently have been platted in "undeveloped" areas.

A property owner who opts out of the POA Vacant Lot Maintenance Program, must have their vacant lot self-maintained or maintained by a vendor of their choice during the time frame allotted, as noted per the Vacant Lot Maintenance Annual Phase Schedule. If a property owner chooses not to return the Application Form and does not maintain the vacant lot as required, the POA Contractor is authorized by the POA via this policy to perform the required maintenance on the lot and the property owner will be charged accordingly at \$100 per phase of maintenance. The property owner will receive notification of the phase charge via letter which will include before and after dated pictures of the lot. The above referenced maintenance charge for non-paid or no maintenance vacant lots of \$100 per phase will not be waived.

All inquiries regarding this program must be forwarded in writing via email, stjamespoavlm@gmail.com or mailed to St. James Plantation POA, 4140 Southport-Supply Road, Suite B, Southport, NC 28461. A timely response will be in writing.