

NOTICE OF AUTOMATIC FINE FOR FAILURE TO CUT GRASS AND WEEDS

Effective June 13, 2018, the Golfview Hills Homes Association (GHHA) Board unanimously passed a resolution automatically assessing a \$200 fine against any homeowner that allows the grass or weeds on a Golfview lot to grow to a height exceeding 8 inches.

In addition to the one time fine, a weekly fine of \$25 will accrue against the property for each week or fraction of a week that the grass or weeds are not cut and remain higher than 8 inches.

These fines are in addition to the recovery of any costs that GHHA incurs in cutting grass and weeds that exceed 8 inches as provided in the recorded GHHA Declaration:

"...[T]he Association shall have the following powers and duties...

(6) To mow, care for and maintain parkways, to cut and remove weeds and grass growing to a height exceeding eight (8) inches, and growing on any lot or parcel of land in Golfview Hills, which is not cut by the owner of such lot or parcel within ten (10) days of receipt by said owner of written notice from the Association requesting the cutting of said weeds and/or grass. All costs incurred by the Association in causing the cutting, mowing, or destruction of the weeds and/or grass shall constitute a lien upon the real estate affected... *** The lien may, at the discretion of the Association, be foreclosed and reasonable attorney's fees and costs incurred by the Association in filing and foreclosing said lien shall be taxed against the owner, or persons interested in, the real estate."

Please note that the requirement to keep grass and weeds cuts also applies to homes under construction. It's the lot owner's responsibility to keep the grass and weeds around the construction site under control.