

View Obstruction

Lot Owners should follow Article VI of the Condominium By-Laws when addressing existing or potential view blockage.

Initial complaints/ concerns should be addressed between affected lot owners.

It should be noted that Article VI, Section 6.4 of the Condominium By-Laws specifically requires obstructing Lot Owners to allow access to their land by obstructed lot owners (or their agents) for remediation of the obstruction at the obstructed Lot owner's expense.

In the case of obstructing **landscape** vegetation (i.e. planted, not naturally growing) being under the control and discretion of the lot owner, the obstructing Lot Owner will bear the entire financial burden.

If no resolution between owners is accomplished, a written notice by the complaining Lot Owner should be filed with the ARC for determination of view restriction and assisting in development of a solution.

This failing, the ARC will address the Board with all pertinent facts, determinations, and recommendations concerning the issue.

Upon receipt of the information from the ARC, the Board will determine a series of next steps for resolution potentially including but not limited to a notice of violation and subsequent fines as appropriate.

Violation notices and fines will be administered under the Board policy for **Violations of Association By-Laws, Rules and Regulations.**

7/11/2018