

HillCrest HOA
Covenants, Conditions, and Restrictions
Summaries

These summaries are intended to communicate restrictions of HillCrest HOA in more readable formatting and language. The summaries are not a legal analysis of the CC&Rs. They are also not thorough summaries that address every detail of the CC&Rs. The Board of Directors wants these summaries to communicate those restrictions which prompt the most common questions or raise the highest concern so that we can effectively enforce them throughout our HillCrest community. All CC&Rs are available on our Web site, and everyone is encouraged to consult the official documents in addition to reading these summaries.

Article X, Section 17
Lot Maintenance and Environmental Concerns

Lot Maintenance.

The owner shall maintain the lot and adjacent street right-of-way, including improvements (trees, hedges, fences, all plantings), in a neat and attractive condition. This maintenance includes mowing, edging, weeding, watering. Diseased or dead plants must be removed and replaced.

Enforcement of Maintenance.

The HOA shall have the right to correct the lack of maintenance after ten (10) day's notice. This correction may include: mowing; edging; removing debris; trimming trees, hedges, etc.; repairing or staining any fence; and any other action to place the property in a neat and attractive condition.

The owner shall be liable to the HOA for the cost within ten (10) days after the work is performed. If not paid within that time, the owner shall be responsible for interest, attorney's fees, and court costs, and a lien may be secured on the property to enforce the payment.

Decorative Objects.

No decorative objects, such as birdbaths, sculptures, birdhouses, fountains or other decorative items, shall be placed on front lawns or where visible from the street unless approved in writing by the Architectural Committee.

Environmental Concerns.

The property should be owned and operated in an environmentally friendly and environmentally conscious manner. Homeowners shall apply herbicides and pesticides minimally. The HOA may expend funds to educate homeowners regarding methods of minimizing use of fertilizers, herbicides and pesticides, including the planting of native and non-native plants that are resistant to diseases and insects, and other methods acclaimed by the horticulturalists in the area.