

RULES AND REGULATIONS -- USE OF PRIVATE PROPERTY

MAINTENANCE OF PROPERTY

All lots or residences at Cape George shall be maintained to not significantly detract from other properties. Property owners shall be responsible for removing and controlling Poison Hemlock (*Conium maculatum*), Giant Hogweed (*Heracleum mantegazzianum*), Scotch Broom (*Cytisus scoparius*), Tansy Ragwort (*Senecio jacobaea*) (Per Jefferson County Noxious Weed Control Board).

Empty lots shall have wild grasses and weeds mowed at least three times per year. Once by Memorial Day, once in the summer, and once near Labor Day. Owners participating in the Cape George Colony Club vacant lot mowing program will have their lots mowed by an independent contractor at owner's expense. Mowing dates will be determined by the General Manager based on weather; environment, & growth factors pursuant to the timeline established above. Additional mowing, as needed, shall be done to reduce natural broadcast propagation of unwanted seeds and to reduce the hazard from fire as determined by the General Manager.

Failure to maintain property as provided, shall constitute a nonconforming condition per the Building and Property Regulations – Maintenance Obligations and, without further notice to owner, result in the General Manager issuing a notice of violation and arranging for a third party to correct the violation at the owners expense. The General Manager will invoice the owner for said service.

Approved by Board of Trustees on December 16, 2010

Adopted by the Board of Trustees on June 11, 2020

Katie Habegger, President

Joel Janetski, Secretary