

MOWING and MAINTENANCE OF LOTS

Attn: Sunset Bay Property Owners

Please be responsible and diligent in keeping your lot or lots mowed and maintained. Sunset Bay property owners are now responsible for the mowing of your lot or lots and must comply with Section A. Land Use, Part 2, Maintenance of lots (shown below) as stated in the Sunset Bay Restrictions (CCR's).

2. Maintenance of Lots. All tracts shall be kept in a clean and orderly condition at all times, and all trash, garbage and other waste shall be kept in sanitary containers. Such maintenance includes, but is not limited to the following:
- a. Prompt removal of all litter, trash, refuse, and wastes.
 - b. Lawn mowing (outside of the natural vegetation areas).
 - c. Tree and shrub pruning (outside of the natural vegetation areas).
 - d. Keeping exterior lighting and mechanical facilities in working order.
 - e. Keeping lawn and garden areas alive, free of weeds, and attractive.
 - f. Keeping parking areas, walkways and driveways in good repair.
 - g. Complying with all government health and policy requirements.
 - h. Repainting of improvements.
 - i. Repair of exterior damage to improvements.

In the event of the failure of Owner to comply with the above requirements after ten (10) days written notice thereof, the Association or their designated agents may, in addition to any and all remedies, either at law or in equity, available for the enforcement of these restrictions, without liability to the Owner, Builder or any occupants of the Lot in trespass or otherwise, enter upon (and/or authorize one or more others to enter upon) said Lot, to cut, or cause to be cut, such weeds and grass and remove, or cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with this Declaration, so as to place said Lot in a neat, attractive, healthful and sanitary condition, and may charge the Owner, Builder or occupant of such Lot for the cost of such work and associated materials, plus a fee of \$25.00 for each instance. Payment thereof shall be collected as an additional Maintenance Charge and shall be payable on the first day of the next calendar month.

The Sunset Bay Board of Directors has selected **Carter's Tractor Services** after reviewing several bids for the mowing of the common area, 5' drainage easements, and entrances of Sunset Bay. Please give him a call to get a quote for mowing of your property or contact one of the members of the board and we will arrange to have it done for you. Contact one of the board members listed in the "Contact Us" page on the Sunset Bay website for more details.

Thank you,
Sunset Bay Board of Directors

See contact information for Carter's Tractors Service below:

Carter's Tractor Services
361-463-1562



Est. 1981
Mowing Roadwork Dirtwork