



Lot Mowing Policy

Effective Date: July 1, 2026

1. BACKGROUND

The King's Deer Homeowners Association has the authority to set and enforce property mowing rules based on several provisions in our governing documents to ensure the beauty and safety of the community.

2. ANNUAL MOWING REQUIREMENT

Every lot in King's Deer must be mowed **at least once per year** by a deadline the Board of Directors will set and announce each year—typically June 30th.

Homeowners are also responsible for the following while caring for their property:

- a. Mowing their full property up to bordering roadways, including any trails that cross through the lot. If a home is currently under construction, the areas outside the construction zone must still be mowed.
- b. Clearing any grass clippings from roads and trails after mowing (or asking their mowing service to do so.) This small step helps keep the neighborhood looking clean and cared for; reduces the spread of weeds onto trails; and minimizes unsafe road conditions for walkers and bicyclists.
- c. Checking for any dead trees or shrubs. Dead vegetation to be removed and properly disposed of.

Lots not mowed by the annual deadline or not in compliance with any of the above provisions shall be deemed in violation of the HOA's standards. Lot owners will be notified of such violation in accordance with the published **Covenant and Rule Enforcement Policy and Fine Schedule**, unless the Board grants a waiver or variance.

3. REQUIREMENT FOR ADDITIONAL MOWING

In addition to the annual mowing requirement, the Board of Directors may require a second mowing of all lots, designated portions of the community, or individual lots when the Board determines such action is necessary to protect the health, safety, or welfare of the community, including but not limited to the following circumstances:

- a. Elevated wildfire or fire danger (as identified by applicable county, state, or other governmental authorities) resulting from vegetation height, density, fuel load, drought conditions, or other environmental factors;
- b. The presence, spread, or risk of spread of noxious weeds as determined by applicable county, state, or other governmental authorities; or
- c. When fifty percent (50%) or more of the vegetated area of a Lot contains grasses, weeds, or other vegetation exceeding twelve (12) inches in height.

For purposes of this provision, "vegetated area" means those portions of a lot that are capable of supporting the growth of grasses, weeds, or other vegetation and excludes structures, driveways, roads, rock outcroppings, water features, and other non-vegetated or non-maintainable areas.

The Board shall provide notice of any required second mowing and establish a reasonable deadline for compliance. Failure to comply shall constitute a violation of this policy and may be subject to enforcement action as provided herein and under the Association's governing documents.

4. ASSOCIATION MOWING OF NON-COMPLIANT LOTS

The Association does not normally mow lots that have not complied with the annual mowing requirement or any Board-directed second mowing requirement. However, if the Board determines it is in the community's best interest to mow a non-compliant lot to bring it into compliance, the Board will arrange for the mowing and charge the property owner the following:

- a. The full cost of mowing;
- b. A \$100 administrative service charge; and
- c. A fine for initial non-compliance of not less than \$250 as listed in the Covenant and Rule Enforcement Policy Fine Schedule.
- d. All such amounts shall be payable within thirty (30) days of billing to the owner. If the amounts due are not paid within the specified period, an additional charge of \$25 per month, commencing thirty (30) days after the original billing date, shall be levied until payment in full is received.