

**NOTICE OF NEW RESTRICTION ADDED TO WILDCAT  
VALLEY ESTATES PHASES 1-7  
“Tall grass and or excessive weeds restriction”**

12-12-2017

Per **PROTECTIVE COVENANTS, USE RESTRICTIONS #19**, The Board of Directors may promulgate further rules and regulations concerning the lots. Copies of rules and regulations shall be furnished by the Board to the owners 30 days prior to the time they shall be effective.

**AND**

By a majority vote of the Board Members present at the regularly scheduled meeting on December 11, 2017

**AND**

With the approval of association attorney Mr. Jack Walkey

Effective Date: **March 1 2018**

Phase I, all lots New restriction #38

Phase II, all lots, New restriction #38

Phase III, all lots, New restriction #39

Phase IV, lots 70 & 71 New restriction #33

Phase IV, lots 67-69, 72 & 73 New restriction #38

Phase V, all lots, New restriction #38

Phase VI, all lots, New restriction #38

Phase VII, all lots, New restriction #38

**TALL GRASS AND OR EXCESSIVE WEEDS RESTRICTION**

Minimum requirement for mowing and trimming grass and other vegetation on private property. Non-ornamental grasses must be kept under 8” in height (or less than 8” in length if matted down). All areas need to be kept free from weeds or plant growth which are noxious or detrimental to the public health and welfare. The property owner is responsible for the maintenance of the property, and is not only responsible for the principle yard or lawn areas, but also areas between the property and the paved

area of all adjacent streets including easements.

If a violation exists, owner will be notified by registered letter requiring them to complete corrective action within 14 days.

If the violation is not corrected within 14 days, the Board of Directors may take corrective action at owners expense or impose \$100.00 dollar a week fine until corrective action is completed.

Unpaid balances over 30 days old will be subject to lien, with interest, costs, and reasonable attorneys fees.

Also attached, please find the supporting documents;

1. Procedure for enforcement of the "TALL GRASS AND OR EXCESSIVE WEEDS RESTRICTION"
2. A friendly letter (form WVE tg1)
3. Fourteen day warning letter (form WVE tg2 )
4. Monetary fine or corrective action letter

