

**LAKES OF THE FOUR SEASONS
PROPERTY OWNERS' ASSOCIATION, INC.
LAKE COUNTY, INDIANA**

**RESOLUTION NO. 2023-7-10
PROPERTY MAINTENANCE POLICY**

WHEREAS, Lakes of the Four Seasons Property Owners' Association, Inc.'s Board of Directors has the authority to establish rules and regulations for the association as set forth in the Lakes of the Four Seasons Property Owners' Association, Inc.'s, Restrictive Covenants; and

WHEREAS, the Board of Directors finds it necessary from time to time to adopt policies and definitions as it deems necessary to enforce the various Covenants, Articles and By-Laws of the Lakes of the Four Seasons Property Owners' Association, Inc.

NOW THEREFORE, be it resolved by the Lakes of the Four Seasons Property Owners' Association, Inc. that all residents of the Lakes of the Four Seasons community owning property adhere to the following **PROPERTY MAINTENANCE** policy:

- All Improvements on a numbered residential lot within the Lakes of the Four Seasons including but not limited to: Homes, garages, sheds, gazebos, shelters, pergolas, fences, retaining walls, pools, and decks must be maintained in a neat and safe condition (e.g., must be free of mold, no broken, rotted or missing siding, trim, wood, or windows, no faded or missing paint). All doors must be attached and operable.
- All properties must be mowed and trimmed in a timely fashion as to not become overgrown and unsightly, this includes hardscaped and landscaped areas, ditches and swales.
- Leaves and branches that have fallen onto your property must not be allowed to accumulate on your property as to become unsightly or allowed to block culverts and drainage swales located on or around your property.
- Residents are not permitted to intentionally blow, push or place leaves, branches, grass clippings & yard waste on vacant properties, neighboring properties, POA owned properties and in ditches or swales.

The initial fine for violating this policy falls under all other Covenants/ Bylaws/ Resolutions/Rules of the POA Fine Structure.

A daily fine of \$50.00 will be assessed for violation of this policy until brought into compliance.

If the property owner fails to bring the maintenance of the property into compliance promptly and in no event, shall it take longer than 10 days, the property owners association may elect to hire a contractor to do so, at the cost of the property owner.

PASSED AND ADOPTED by the Lakes of the Four Seasons Property Owners Association, Inc., Lake County, Indiana, this 10th day of July 2023, at its regularly scheduled meeting.

Brad Zupan; P.O.A. Board President
Michael Cacovski; P.O.A. Board Vice President
Jackie Katz; P.O.A. Board Treasurer
Herb Rogers; P.O.A. Board Secretary
Anthony Mansch; P.O.A. Board Asst. Sec./ Treas.

Amended and Approved by the POA Board of Directors on 9/25/2023.