



Pla-Vada Community Association
5000 Pla-Vada Dr., Soda Springs, CA 95728
Mailing P.O Box 94, Norden, CA 95724
Phone: 530-426-3980

PLAVADA COMMUNITY ASSOCIATION (PVCA)

LOT MAINTENANCE POLICY

1. The Owner of each Lot shall maintain such property and the improvements thereon in a good, clean and orderly condition, and in good state of repair, and adequately painted or otherwise finished, all at such Owner's sole cost and expense.
2. No Owner shall permit any building, structure, or other improvement on such Owner's Lot to fall into disrepair.
3. Each Owner shall keep all shrubs and trees on their Lot trimmed and free from trash, dead vegetation, derelict vehicles, trailers, or other unsightly material.
4. Each Owner shall maintain any and all fuel break areas on such Owner's Lot in accordance with applicable fire and safety codes.
5. Vegetation and landscaping shall be maintained in such a manner as to reduce the risk of fire and prevent or retard shifting of soils or erosion.
6. The Lot Owner will be given a thirty (30) day notice to correct a situation which in the sole reasonable discretion of the Board is unsightly, unsanitary, or fire hazardous.
7. If the Lot Owner fails to perform such work of repair or maintenance to correct such condition within thirty (30) days after written notice by the Board is given, the Lot owner must submit a written request for an extension from the Board or Pla-Vada Facilities Manager.
8. If the request for extension is not received within five (5) days of the end of the thirty (30) day notice the Lot owner will be deemed delinquent and subject to a fine.
9. If the corrective work is not completed within a reasonable time after such written notice, or extension given, **then the Association shall have the right, but not the obligation, to undertake and perform such work through its agents and employees as the Board may deem be necessary or desirable to remedy such condition on such Lot.**
10. **The Board will then levy a fine against the Owner of the Lot for the total cost of such work including material, equipment, and labor.**
11. Neither the Association nor any of its' agents, employees, or contractors shall be liable for any damage which may result from any such remedial work performed by the Association.
12. The Board nor any of their agents or employees shall be liable for failure to exercise such right to maintain a Lot.

Proposed 1-19-19