

CLIFFROSE SUBDIVISION VACANT LOT MAINTENANCE

- I** Definition: An unimproved residential lot is defined to be a vacant parcel of land that has been zoned for residential construction and which is owned by any individual, party, or corporation for the purpose of development at a later time.
- II.** Unimproved residential lots within Cliff Rose must be minimally maintained to standards set forth in City of Prescott Code pages 7-5 and 8-3, and in addition must be maintained to Cliff Rose Homeowners Association standards set forth below.
- III.** Unimproved residential lots within Cliff Rose may not be used for permanent storage of any kind, and may not be used for temporary vehicle or equipment parking for more than 72 hours.
- IV.** Unimproved residential lots within Cliff Rose must be kept free of weeds in excess of 12" high on the entire lot. Keeping in mind that vegetation is beneficial to wildlife and erosion control, some growth on lots is allowable within these guidelines, however all vegetation should be trimmed no higher than 4" on the 10-foot easement measured from the curb. Spraying to kill all vegetation is not recommended.
- V.** Unimproved residential lots within Cliff Rose may contain bushes and trees, however they must be living. Dead bushes and trees must be removed.
- VI.** Complaints concerning vacant lots from homeowners living adjacent to unimproved residential lots within Cliff Rose will be handled on a case-by-case basis. Lot owners will be notified, where necessary, and a description of actions to correct violations will be provided by the board. The board reserves the right, in the absence of lot owner responses to requests for violation corrections, to take whatever action is necessary. This may include correcting the problem and billing the lot owner or referring the violation to City of Prescott officials.

Approved 6/26/03

