

# Lot Maintenance Policy

Since all of Royal Oaks resides inside the City of Maryville, the City codes as well as our Declaration of Covenants, requires standards to be met. The City Municipal Code Title 13- 102(8) states, "All mowable parcels or mowable portions of parcels of a parcel located in the City limits shall be maintained free from weeds or plant growth in excess of twelve (12) inches." The Code gives enforcement responsibility thought the City's code enforcement officers. Any persons falling to comply with a notice of violation or order served in accordance with municipal code (section 107) shall be deemed guilty of a misdemeanor and of a violation of City Code. Our Declaration of Covenants states "The owner of each building lot, whether such lot be developed or undeveloped, shall keep such lot free of tall grass, undergrowth, dead trees, dangerous dead tree limbs, weeds, trash and rubbish, and shall keep such lot at all times in a neat and attractive condition." Royal Oaks residents generally do an excellent job of maintaining lawns and landscaping and this usually is not a problem. Often the owners of vacant lots live or have moved out of town or out of State. Even though owners are absent, it remains their responsibility to keep their lot maintained. The Administrator is responsible for managing the mowing of undeveloped lots. Each vacant lot owner is notified annually of ROPOA's mowing program. Our mowing vendor charges a very reasonable fee. If owners of vacant properties are unable to make arrangements to keep grasses from exceeding (12) inches, ROPOA will mow it and charges will be assessed to your lot and you will be invoiced. It is important property is maintained in order to comply with the City code and Royal Oaks covenant. Furthermore, tall grass and weeds can become a fire hazard during dry periods of summer and they can detract from the beauty of the community.

## City of Maryville

### **PROPERTY MAINTENANCE CODE**

#### **13-102 (8)**

***All mowable parcels or mowable portions of parcels of a parcel located in the City limits, shall be maintained free from weeds or plant growth in excess of twelve (12) inches.***

***Parcels that are three (3) acres or larger and are adjacent to the city rights-of-way or adjacent to a parcel which contains an existing dwelling within one hundred fifty (150) feet of the larger parcel shall have a fifty (50) feet setback from the shared property line that shall be maintained free from weeds or plant growth in excess of eighteen (18) inches. However, parcels three (3) acres or larger shall mow the entire parcel at least two (2) times during growing season.***

***Mowable shall mean all parcels other than heavily wooded parcels where equipment cannot maneuver because of the natural density of the vegetation.***

***The requirements of this section shall apply only to the extent that they do not conflict with the City of Maryville's Stormwater Quality Management Plan and stormwater regulations City Code Title 19 as amended which shall both supersede the provisions of this part.***

***This section does not apply to government owned property including greenways, parks and recreation areas nor does it apply to active and bona fide agricultural uses for livestock, crops or plant nurseries. Further, this section shall not apply to properties that legitimately qualify for and have Greenbelt classification for tax assessment purposes.***