



Pla-Vada Community Association
5000 Pla-Vada Dr., Soda Springs, CA 95728
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PLAVADA COMMUNITY ASSOCIATION (PVCA) LOT MAINTENANCE POLICY

1. Members are responsible for following all policies at all times of the year.
2. The Owner of each lot shall maintain such property and the improvements thereon in a good, clean, orderly condition, in good state of repair, and adequately painted or otherwise finished, all at such Owner's sole cost and expense.
3. No Owner shall permit any building, structure, or other improvement on such Owner's lot to fall into disrepair.
4. Each Owner shall keep all shrubs and trees on their lot free from trash, dead vegetation, derelict vehicles, trailers, or other unsightly material. Derelict vehicles, trailers, and/or unsightly material that can be seen from the road (front or side yard) may be hidden by a dark colored (black, brown, camouflage) covering.
5. Each Owner shall maintain any and all fuel break areas on such Owner's lot in accordance with applicable fire and safety codes.
6. 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. This includes vacant lots.
7. There will be a minimum of three inspections, May, July, and September to view the lots. Inspection results will be given to the PVCA Office Manager and to the Facilities Manager. Lot owners will then be sent letters advising them as to what is deficient.
8. **Failure to maintain property is subject to the PVCA fine policy.**
 - A. **The Lot Owner will be given a thirty (30) day written notice to correct a situation which, in the sole reasonable discretion of the Board, is unsightly, unsanitary, or fire hazardous.** The Lot Owner may submit a written request for an extension from the PVCA Board or Pla-Vada Facilities Supervisor. If the Lot Owner fails to request an extension nor perform such work of repair or maintenance to correct such condition within the time period given by the Board, **PVCA 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.**
 - B. **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.**
 - C. Neither PVCA nor any of its' agents, employees, or contractors shall be liable for any damage which may result from any such remedial work performed by PVCA.
 - D. **The Board nor any of their agents or employees shall be liable for failure to exercise such right to maintain a Lot.**

Adopted 5/16/20