

Waterford Homeowners' Association

Gustavson Canal Policy

Purpose:

The purpose of this policy is to establish the responsibility and guidelines for property maintenance along the Gustavson Canal for homeowners living adjacent to the canal within the Waterford community. Proper property maintenance is essential to uphold the aesthetic appeal, safety, and environmental quality of our neighborhood.

1. Responsibility for Maintenance:

Homeowners living adjacent to the Gustavson Canal are solely responsible for the maintenance of their property along the canal. This includes, but is not limited to, landscaping, vegetation management, erosion control, and maintaining a clean and orderly appearance.

2. Landscaping and Vegetation Management:

Homeowners are required to maintain landscaping along the canal bank in a neat and well-kept manner. Grass must be maintained between the homeowners' property line and the canal bank. *No other vegetation is permitted.* This includes regular mowing, trimming, weeding, and pruning. Overgrown vegetation, including willows, that obstructs the canal or poses safety risks must be promptly addressed. Willows must be removed.

3. Erosion Control:

Homeowners must take the necessary measures to prevent erosion along the canal bank. This must include planting grass and implementing other erosion-prevention techniques as advised by the HOA or local the authorities of the Irrigation District

4. Cleanliness and Orderliness:

The area along the Gustavson Canal must be kept clean and free of debris, including fallen branches, leaves, and litter. Trash, discarded items, and equipment should not be stored or left in the canal area. No permanent or semi-permanent structures of any kind are allowed. This includes any form of planter boxes.

5. Compliance and Enforcement:

The Waterford Homeowners' Association will conduct regular inspections of properties adjacent to the Gustavson Canal to ensure compliance with this policy. Non-compliance will result in the following actions:

- **First Offense:** Written notice of violation and a grace period for rectification.
- **Second Offense or Failure to Rectify within Grace Period:** Fine of \$50 and a mandatory HOA Review Meeting.
- **Additional Offenses:** Fine of \$100 up to \$1,000 and possible third-party remediation at the homeowner's expense.

6. Right of Entry:

The HOA and its agents reserve the right to access easement properties adjacent to the Gustavson Canal for inspection and enforcement purposes. Homeowners are required to provide access when requested for these purposes.

General Provisions:

- Fines will be billed to the homeowner and are due within 30 days of issuance.
- Homeowners have the right to appeal fines in writing within 14 days of issuance. The HOA Board will review appeals and make a final decision.
- Repeated violations may lead to cumulative fines and more severe actions.
- The HOA reserves the right to take additional legal action if necessary.

Enforcement:

The Waterford Homeowners' Association will conduct regular inspections of the canal-adjacent properties to ensure compliance with this policy. Residents are encouraged to report violations to the HOA for prompt action.

Disclaimer:

This policy is subject to change by the Waterford Homeowners' Association Board as deemed necessary. Homeowners will be informed of any policy updates in a timely manner.

Adopted this 20th day of February 2024 by the Waterford Homeowners' Association Board of Directors.

Contact Information for the Irrigation District Office ie 208-522-2356. Homeowners should contact the office with questions specific to their property.