

Property Maintenance Policy

All property within Uwharrie Point must be maintained in a state of good repair. "State of good repair", as defined by the Uwharrie Point Community Association Board of Directors and the Uwharrie Point Architectural Review Board, in a policy adopted August 1, 2000, shall be defined as "a neat and maintained forest floor that provides a consistent streetscape throughout Uwharrie Point". Any property that does not meet the criteria will be considered in a "state of disrepair."

The property shall be free of any downed, leaning, or broken trees or limbs (greater than 2" in diameter and/or 4' in length); and uprooted stumps (root balls).

A property may also be judged to be in a "state of disrepair" by the Uwharrie Point Community Association Board of Directors and the Uwharrie Point Architectural Review Board if the property is deemed unsightly. Examples of an unsightly property may include but are not limited to excessive underbrush (weeds), tall grass, etc. Weeds and grass must be removed once it is a minimum of 12" in height.

All properties shall be maintained as often as necessary to maintain the defined standards. Property owners of unbuilt property will have the option to authorize the Community Association to oversee the annual weed mowing maintenance of their unbuilt property according to the Lot Mowing Program. The work will be billed to the property owner once completed. An authorization form must be signed by the property owner to initiate this service.

Property owners who choose not to participate in the program will be notified in writing and given 30 days in which to bring the property into compliance with the standards set forth for Uwharrie Point. If the required maintenance is not performed within that time frame, UPCA may take action as provided for in the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable To All Property In Uwharrie Point. The community association will obtain quotes for the work to be performed. The property owner will be notified by certified letter that the work will be contracted on their behalf 10 days following the date of the letter. The community association will contract for the lowest received quote. The work will be billed to the property owner along with an administrative fee for arranging and oversight of these services. The administrative fee will consist of 15% of the cost of cleanup or \$100 whichever is lower. Failure to reimburse UPCA could result in late fee charges or a lien on the property.