

OWNER RESPONSIBILITIES

Updated July 21, 2026

(Opening / Intro) The Coral Trace HOA requires our landscape vendors to provide services that are consistent with our Guidelines.

On Tuesday, July 21, 2026, at a properly noticed Special Meeting of the Board of Directors, a motion was made and unanimously passed, as follows:

To update the Resident Handbook section "By the Owners" to more accurately reflect the rules in our Covenants and Restrictions.

5.2. By the Owners. Each Owner, at his expense, shall maintain in good order and repair and keep in an attractive condition all portions of his Lot and Unit, including without limitation the roof, gutters, downspouts, exterior building surfaces, all portions of privacy fences within the Lots, if any, all glass surfaces and screening, doors, electric and plumbing equipment, air conditioner and heating units, driveways, sidewalks and any other equipment, structures, improvements, additions, or attachments located on the Lot. Failure to properly maintain a Lot or Unit shall permit the Association to perform such maintenance as provided in Paragraph 5.1.2 of the Covenants and Restrictions, and to levy Assessments to recover the cost thereof.

Owners shall promptly report to the Management Company any leak or malfunction in the irrigation system, or if an Owner plans to do any work in the vicinity of the system. No Owner may install plantings, trees or shrubs, other than as originally installed by the Declarant, on his Lot without the prior approval of the Association.

In the event the Owner fences the rear yard of the Lot, then the Owner shall be responsible for the landscape maintenance and replacement within the fenced yard, at Owner's expense. The Owner shall also be responsible for any additional cost of maintenance for the enclosed rear yard irrigation, which irrigation shall only be maintained by the Association. Owner must give the Association the right of regular access to the rear yard for such irrigation maintenance.

Why HOAs Have This Rule

1. Aesthetics: To ensure the house remains visible and the "streetscape" looks uniform.
2. Security: To prevent "blind spots" where intruders could hide behind tall bushes near entry points or windows.
3. Safety: To ensure emergency responders can see house numbers or interior lights in an emergency.

Thank you for your cooperation as we work together to maintain the safety, security, and appearance of our community.