

Jackson Ranch Owners Association (JROA) Board Interpretations and Rules

An amendment approved by the JROA Board on July 2, 2026

EXISTING COVENANT LANGUAGE Section 3.09 Mowing and Pruning.

In order to control pest, insect, weed and fire dangers and to prevent and remove nuisances, the Owner of any Lot, whether or not a Structure has been constructed thereon, shall mow, cut, prune, clear and remove from the Lot any unsightly brush, weeds and other unsightly growth and shall remove any trash which may collect or accumulate on the Lot. Declarant and the Association shall have the right (but not the duty) to enter any Lot and perform this work after Due Notice to the Owner, at such Owner's expense. No fence, wall, hedge, tree, shrub planting or other structure which unduly obstructs lines-of-sight shall be placed or permitted to remain on any corner formed by the intersection of a driveway with another driveway or street. The Approving Authority shall be the sole and exclusive judge of whether said lines-of-sight are unduly obstructed. However, Owners and their guests must also observe the line-of-sight obstruction restrictions on the Plat. Lot Owners shall mow all open grasslands areas of their Lots at least one time between July 1 and August 15 of each year. Lot Owners shall maintain the trees and shrubs on their Lot consistent with the fire protection district's recommendations for implementation of Fire Wise practices in Jackson Ranch. Such guidelines may include trimming lower branches of trees to prevent a fuel ladder, separation of trees, preventing trees from overhanging buildings, and use of noncombustible or combustion resistant landscape and building materials near buildings, and other measures intended to reduce the danger of fires in and around Jackson Ranch. If such Lot Owners do not accomplish such mowing, trimming and other fire-prevention measures, the Association shall provide it and shall require reimbursement for the cost thereof from the Lot Owner. If such reimbursement is not made within 30 days of the request, the Association shall make a Special Assessment against such Lot Owner and shall have the authority to enforce such Special Assessment as set forth herein.

MOWING FREQUENCY OF LOTS: The Board has determined that control of noxious weeds, pests and reduction of wildfire dangers necessitate mowing more than once each summer. Lots must be mowed at least ~~two times between June 15 and September 15 of each year.~~ once before **June 15** and at least once again before **October 1**. Grass beneath trees must be mowed or trimmed to a height of **four inches or less**. More frequent mowing may be required as may be determined by the Board based on growing conditions. [deletions struck over, additions underlined]

The cost of mowing, trimming, removal of infected trees or noxious weeds and other fire- prevention measures to be recovered from a Lot Owner may only be imposed after written notice and opportunity for a hearing in front of the Board, Written notice and opportunity for a hearing in front of the Board means a written notice of the intention to recover the cost in an amount specified in the notice. The date of a meeting for a hearing in front of the Board shall be at least 10 days from the date notice is given. The Board meeting shall be open to all Lot Owners and all Lot Owners shall be given an opportunity to speak at the hearing. The Board may impose time limits on comments from Lot Owners. The meeting shall be informal and evidentiary rules shall not be required. Enforcement of the cost recovery may be carried out under Section 8.07 Enforcement and current policies.