

## **Addendum #2 - Board Approved - 11/20/2009**

### **RULE 33. CLEARING OR CLEANING OF LOT**

#### **a.- Obtain Design Committee Approval:**

Lots may not be cleared under any circumstances until approval is obtained from the Design Committee. Such approval will not be granted until the owner has received a Building Permit from the City of Ensenada and a copy has been given to the BHOA General Manager. The Design Committee may, at its sole discretion, grant approval to clear vegetation from a lot so that accurate grade levels and measurements can be made prior to construction.

#### **b.- Vegetation removal:**

Vegetation shall be carefully removed from the site without disturbing neighboring lots or Common Areas.

#### **c.- Construction Storage On Site:**

No building materials, equipment, storage sheds, tents, vehicles, boats, recreation vehicles, trailers, portable offices, or other such items, may be stored on a vacant lot without Design Committee approval. Such approval will not be given until a Building Permit has been obtained and a copy given to the BHOA General Manager.

#### **d.- Clean out of a lot:**

When no construction is planned and approved on a lot and if needed, this empty lot can be cleaned but not cleared.

##### **i) Cleaning of Active Lots (In good standing)**

Owners of active lots (in good standing) can proceed to clean his/her own lot at his/her expense once approval from BHOA General Manager is obtained.

These specifications are to be followed:

- 1.- Clean out only dead vegetation, trash and debris and leave as much natural vegetation as possible.
- 2.- It is optional to plant new bushes/shrubs in areas which are very sparse using only natural species approved by the BHOA staff, plants that do not require watering or care.
- 3.- BHOA staff will monitor that the work is being done accordingly to this policy.
- 4.- If it is wished to clean a different lot, homeowner must obtain permission in writing for work from the lot owner and same specifications apply (items: 1-3, & 5).
- 5.- The homeowner must not use a vacant lot as an extension of his own living space.

##### **ii) Cleaning of Inactive lots (owner is not known)**

If a Homeowner in Good Standing wishes to clean an empty lot considered inactive (owner is not known), He/She can proceed when BHOA General Manager approval is obtained and it will be at this homeowner expense.

The same specifications as in item i) ought to be followed from 1-3 and 5.

Inactive Empty lots will be cleaned by the BHOA staff, working through a scheduled program. General Manager and Maintenance Supervisor at their own discretion will list the lots to be cleaned in such program.

##### **iii) The Association at its option may clean a lot if it deems necessary as authorized in the Bajamar protections sections 3.04 and 5.06**