



CARTER PLANTATION

COMMUNITY ASSOCIATION, Inc.

P.O. Box 688, Springfield, LA 70462

Maintenance Fee Schedule

9.17 Maintenance of Landscape. Each Owner shall be responsible for the maintenance of all landscaping on his Lot. Each Owner shall keep his Lot mowed and free of rubbish, trash, debris, noxious weeds and other unsightly conditions. Vegetable gardens on any Lot are specifically prohibited. Garden compost may be kept in reasonable quantities required by one household only, provided it is not visible from the street, Common Areas or Golf Course and is kept free of noxious odors and insects. No burning of rubbish or trash will be allowed once initial construction of a Dwelling is completed. Dead, diseased or damaged trees shall be promptly removed or repaired. In the event of a violation of this restriction, the Association shall notify the Owner of the condition. If the Owner fails to remedy the condition after ten (10) days, in addition to any remedy allowed by this Declaration, the Association may cause such work to be performed and may demand and sue for reimbursement of such costs and reasonable attorney's fees incurred in the collection thereof.

<u>Violation Description</u>	<u>Schedule of Fees:</u>
Lot mowing <i>*(Fast Track Provision)</i>	\$200.00
Weeding of Beds <i>*(Fast Track Provision)</i>	\$150.00
Tree Removal	\$500.00 minimum or as quoted
Brush Removal	\$250.00 minimum or as quoted
Stump Removal	\$100.00 minimum or as quoted
Registered Letter	\$25.00
Minimum Fine (Per violation)	\$100.00

** The CPCA board will authorize the Fast Track Provision to a designated individual. This individual will have the authority to send violation notifications immediately without board approval. This provision can only be used for lot mowing and weeding of Landscape Beds.*