

To mitigate fire hazards and improve and maintain the appearance of The Bridges, The Master Board has approved the following rule for undeveloped lots or blocks on final plats within the Association:

“The Board shall be authorized to approve and hire a landscaper to mow all vacant lots in finally platted lots or blocks in the Association. The Member whose lot is mowed shall be billed for the work completed on their lot. The work will be billed at the cost incurred to mow the vacant lot plus a \$10.00 Association fee. Any member may be excluded from this rule by delivering a written notice of withdrawal to The Bridges at Black Canyon Owner Association, 2500 Bridges Drive, Montrose, Colorado, 81401. If a Member chooses to decline, said Member shall be subject to a fine, should the weeds on their lot be deemed in violation of the Association’s CC&Rs. This rule will take effect August 8, 2011.”

There are several benefits to this rule. All lots will be mowed at the same time, improving the Association appearance and mitigating fire damage. Members will save money because the mowing fee will be prorated among those subject to this rule; further, it will save the time to find someone to mow. Based on the foregoing, the rule is efficient as the Master Board will not have to inspect lots individually and fine Members who fail to maintain their lots.

Mowing will occur once in August, and perhaps once more in 2011. The cost this year will be \$50 per mowing. In 2012 there will probably be three mowing.