



Walnut Creek HOA

Unsightly or Unkept Conditions

1. Owner Maintenance Requirements (Primary Authority)

This is the strongest provision for citing unsightly or unkept conditions:

Each Lot Owner shall maintain and keep in good repair his or her Lot and all Structures and other improvements located thereon.

The Owner's responsibilities include:

- Maintaining the exterior of all buildings in a neat, clean, and attractive condition.
- Regularly watering, mowing, pruning, and maintaining all landscaping.
- Removing trash, debris, dead trees, and hazardous vegetation.
- Otherwise maintaining the Lot in a neat, clean, and attractive condition.

If the Owner fails to do so after notice, **the Association may enter the property, perform the necessary work, and charge all associated costs back to the Owner as an assessment.**

2. Nuisances

The Declaration also states:

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the community.

It further prohibits abandoned, inoperable, or unlicensed vehicles from being parked within the community.

3. Landscaping Standards

The Design Standards provide additional authority regarding appearance:

- Landscaping plans must be approved for major alterations.



- Certain decorative items, including **statues, cement ornamental structures, and plastic flowers**, are prohibited in the front yard.
 - Site planning is intended to **create prime views and conceal unsightly areas**.
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Practical Enforcement

For Walnut Creek, when sending a violation letter for an unsightly property, the strongest governing authority is:

- **Article III, Section 3.16 – Maintenance**
- **Article III, Section 3.22 – Nuisances**

These sections provide the Board with clear authority to require owners to keep their lots neat, clean, attractive, and free from conditions that negatively affect the community.