

# WINDMILL HARBOUR ASSOCIATION

## Unimproved Lot Maintenance

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FROM: Windmill Harbour Association Board of Directors  
TO: **Unimproved (Vacant) Lot Owners**  
SUBJECT: Notice of Lot Maintenance

Greetings Windmill Harbour Property Owner,

The Association requires unimproved lots to be maintained in order to keep them up to par with the rest of the community. The Association automatically provides maintenance service to keep the vacant lots maintained to the community's expectations for an additional annual fee UNLESS written notification is received stating you do not want this service. The annual fee covers services provided January through December and is billed to each vacant lot owner in July. See the enclosed budget income line item 50306 for the annual fee amount.

**IF YOU WANT TO OPT OUT OF THIS SERVICE AND MAINTAIN YOUR VACANT LOT YOURSELF, PLEASE NOTIFY WINDMILL HARBOUR AT [WHABOARD@WINDMILLHARBOUR.ORG](mailto:WHABOARD@WINDMILLHARBOUR.ORG). The annual fee will be pro-rated upon receipt of termination notice.** (If your lot is observed in an unkempt condition, you may be subject to fines and/or costs incurred for the Association to bring your lot into compliance.)

**IF YOU DO NOT OPT OUT, THE ASSOCIATION'S CONTRACTOR WILL SERVICE YOUR LOT AND YOU WILL BE RESPONSIBLE FOR PAYMENT OF THE ANNUAL FEE.**

Please note that this service is offered to the owners as a convenient and economical solution and includes ground level minor maintenance only. The service includes mowing or mulching service and light small branch removal as needed to maintain the lot in an aesthetically pleasing condition. It does not include tree trimming or removal, fallen tree removal, leaf removal, drainage, etc. Issues may arise that would require owner attention and involvement.

If you have any questions regarding this service, please email [whaboard@windmillharbour.org](mailto:whaboard@windmillharbour.org) or call Jaime Fenstermaker at IMC at 843-785-4775 ext. 110. Thank you.