

Grants Mountain Invasive Weed (Kudzu) Policy

Effective Date: 9/1/2020

Purpose: There is a need to adopt specific rules on controlling and eradicating Invasive Weeds-Kudzu, within all lots in Grants Mountain Estates. These weeds grow rapidly and suffocate trees and shrubs that it covers and is considered a nuisance to the neighborhood and, as such, violates the Declaration. The need to regulate the growth of uncontrolled weeds and other vegetation includes: The prevention of serious fire hazards, the removal of obstructions that interfere with roads, the prevention of noxious weed infestation and the neighborhood preservation. Weeds tend to overgrow or choke out more desirable plants, such as desired crops, flower gardens and groundcover. Regulation of unkempt lots and property containing overgrown weeds, debris, and litter is generally accomplished through enforcement of nuisance resolutions and policies...

The NC Invasive Plant Council maintains a list of Invasive Plants found in the Mountains of North Carolina. The link for the Council is: <http://nc-ipc.weebly.com/mountain-invasive-plants.html> and will be included on the Grants Mountain website. This list will be used as a reference, to identify the Invasive Weeds, referred to in this policy. Kudzu is identified as an "Invasive Weed in Western NC".

1. Homeowners and lot owners must be vigilant in observing for "Invasive Weeds" within their property boundaries. The Board will observe for visual evidence of "Invasive Weeds" within a property, during routine travel along the GM roadways.
2. Once "Invasive Weeds" are identified, the Homeowner/Lot Owner will be notified by the Board, that an Invasive Weed has been identified on his/her property. This notification will be an Initial Warning #1. The Homeowner/Lot Owner will have 30 days to respond to the Board, with their plan and timeline for controlling and eventually eradicating the weed.
3. If a plan is not submitted to the Board, by the owner, within 30 days, the Board will issue Warning #2. This warning will identify that the owner has NOT responded to the Board request for an action plan for removing the weed. The owner will be given an additional 30 days to respond with their Action Plan for removing/eradicating the weed.
4. As per the Declaration of Reservations and Protective Covenants Grants Mountain Estates, the Property Owners Association shall use Association funds to maintain the road right of way. Roadways are kept clear and unobstructed, including the removal of weeds, kudzu and vines that extend into the roads, roadsides are mowed, and ditches cleared. **The Property Owner is responsible for removing invasive weeds beyond this point and along all property boundaries.**
5. If there is still no response from the owner, or the action plan is not being followed, then the Board may take steps to have the area evaluated by a Landscape service for recommendation on how to treat the weed and a treatment plan may be initiated. The property Owner will be responsible for all costs associated with having the land evaluated by a Landscape service, as well as all costs associated with treating and eradicating the weed.
6. Immediate treatment of the weed is essential, as untreated Invasive weeds are a threat to all Property Owners and detrimental to the value of Grants Mountain Properties.
7. **Assessments of up to \$100/month, may be imposed by the Board, if a Property Owner fails to respond after the second warning.**

References:

Amendment 47F Planned Community Act of North Carolina.

Bylaws of the Grants Mountain Property Owners Association, Inc.

Declaration of Reservations and Protective Covenants Grants Mountain Estates.

NC Invasive Plant Council. <http://nc-ipc.weebly.com/mountain-invasive-plants.html>