

2019  
Standards for the Maintenance of Undeveloped Lots  
Within the Semiahmoo Community

The intent of these standards is to establish a clear expectation and guidance for the owners of Undeveloped Lots to ensure that these lots are acceptably maintained. An undeveloped lot, if left totally untended, will fairly quickly start to degrade, thus presenting concerns and issues for neighbors and the community at large.

Examples of issues include:

- a) Brambly brush that encroaches on neighboring lots, public pathways and roadways impairing access and use of parts of those facilities.
- b) Overhanging tree branches that reduce access on roadways, pathways and lot lines.
- c) Scrub tree and brush growth that overtakes vacant spaces, closing off view corridors and choking off more desirable vegetation species.
- d) Invasive weed growth that then becomes a source of propagation to neighboring lots.
- e) Dead, diseased and severely leaning trees that fall in an uncontrolled manner during wind storms, damaging nearby homes and property and present a safety hazard to people in the immediate area.
- f) Debris either from storms, brush back activity or entropic processes collects at lot margins creating unsightly vistas that detract from the overall aesthetics of the community.

We live in a wooded community and it is not the intent of this standard to turn Undeveloped Lots into manicured parkland or to impose unreasonable expectations or costs on owners of Undeveloped Lots. However, it is equally unfair for lot owners to impose maintenance cost and effort on their neighbors or the community at large through a dereliction of responsibility. This standard was developed to bring some consistency and the right balance of responsibility to the Undeveloped Lot maintenance issue.

Undeveloped Lot owner shall be required to:

1. Inspect their lots on a frequency sufficient to ensure that these standards, including existing standards for View Control Plan, are maintained.
2. Identify and remove dead, diseased or severely leaning trees that if felled by wind could be reasonably expected to have some or all of the tree(s) fall outside of the lot boundary.
3. Remove and maintain tree branches that extend over roads and public pathways to a minimum height of 14 feet.
4. Remove tree branches along property lines where they encroach on neighboring structures and/or impair access or create other inconveniences for a neighbor.
5. Maintain a cleared (brushed back) boundary of at least 10' from all lot lines and easements and with any tree branches removed up to at least 10' above the ground (14' if overhanging a road). Remove invasive and noxious weed growth within at least the 10' lot line boundary.
6. Remove all debris associated with brush back, weeding, tree branch trimming and tree felling activities, as well as any other unattractive debris on property that is visible from roads or neighboring properties.
7. If owner wishes to remove any trees (6" diameter at a height of 4', or greater) notify the ASC office so the required approval may be provided before the work is performed.