

Vacant Lot Maintenance Requirements

NOTICE to Seaside Landings Flagler Beach Lot Owners

To: Seaside Landings Flagler Beach Property Owners
From: Seaside Landings Flagler Beach HOA Board of Directors
Subject: Vacant lot maintenance requirements, excluding lots 1 – 10
Date: August 20, 2025

To maintain an attractive appearance and safe environment across our community, property owners are reminded to maintain their lawn in accordance with community guidelines.

The Board of Directors of Seaside Landings Flagler Beach (the "Board") has decided that the responsibility for maintaining an orderly appearance of vacant lots in accordance with certain requirements (as described below) should rest solely with the owners of such lots. The Board has further decided that each such lot owner must either retain the services of a qualified contractor or take such individual measures as necessary and prudent to maintain their vacant lot to the standards ("Requirements") described below.

Consequently, effective January 1, 2026 the HOA-retained landscape contractor (currently, Yellowstone) will no longer be responsible for mowing vacant lots under the HOA master agreement with the contractor. Simultaneously, any prior agreements between the HOA and lot owner related to their lot maintenance by the HOA shall terminate and the delivery of this document to the owner shall serve as Notice of such termination.

Lots Affected by this Notice:

Owners of vacant lots are required to keep the area of their lot between the street curb and, depending on the lot orientation and location, to any vegetation on the back of the lot, or to the seawall or to the canal mean high-water mark if no vegetation is present, or to the wetland or conservation easement as noted on their individual lot surveys, mowed and free of debris (palm fronds, fallen limbs, construction or other deposited material, etc.).

For those lots that are in their natural state, property owners are required to maintain the buildable area of those lots to community standards, with underbrush controlled to minimum height.

Additionally, owners of undeveloped property across from their home site or across from their vacant lot (e.g., along Seaside Landings Drive South) are similarly required to maintain the road shoulder of that property up to 20 ft from the street curb, or to where the property slopes downward to its unimproved level, in compliance with the requirements below.

Specifically exempt from requirements contained in this notice are Lots 1 through 10, i.e. lots west of Anderson Highway.

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Requirement 1: Vacant Lot Grass and Ground Cover Maintenance

Grass or ground cover on vacant lots shall be trimmed at least once per month, and its height may not at any time exceed 6 inches. Seasonal adjustments should be made as needed to the mowing frequency to account for faster and slower growing seasons.

Requirement 2: Invasive Plants Eradication

Vacant lots are susceptible to being overgrown by invasive plants species, which can negatively impact native ecosystems by displacing native plants, reducing biodiversity, and altering habitats. Additionally, if not eradicated, they can be harmful and cause damage to adjacent lots and community spaces, as well as harbor pests and dangerous wildlife.

The vacant lot owner is responsible for clearing all invasive plants from their lot in a timely manner, but not less frequently than once every 2 months.

Invasive plant species are defined as, but are not limited to, any of the following: Melaleuca quinquenervia, Brazilian pepper, cogon grass, camphor trees, Australian pine, and various species of vines like Japanese honeysuckle and Old World climbing fern.

Protected Plant Species:

Owners who have protected species, such as mangroves, on their lots are required to maintain these species in accordance with the Florida Department of Environmental Protection Department guidelines. The Association is not responsible for this maintenance nor shall the Association be responsible for any fines incurred as a result of improper maintenance and/or removal of any such plant species. Please reference:

<https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/mangroves>

Fines for Non-Compliance:

To maintain compliance with this requirement, in accordance with Florida Statute 720.305(2), Owners may be fined as follows when deemed to be out of compliance with the vacant lot maintenance provisions articulated in this Notice:

- \$100 per day starting from the 30th calendar day following a notice having been delivered to owner, accumulating until compliance has been re-asserted by the HOA Board
- Maximum cumulative fine shall not exceed \$1,000

If you have any questions about this process or would like to discuss it with anyone on the HOA Board, please email hoaboard@seasidelandings.us or you may contact the HOA Management Company CAM, James Lurkins at jameslurkins@watsonrealtycorp.com.