

Tuscan Ridge HOA Owners' Rights & Responsibilities

- 4.2 – All Roads depicted and shown on the plat of the Property shall be maintained by the Association until ownership is taken over by the City of Davis. It is the responsibility of the Association to maintain these private roads. The Association shall maintain and repair all Roads, including weed management, annual maintenance, roadway sign and lighting, and snow removal.
- 4.2 – The Association shall have the sole discretion to determine what road maintenance will be performed by the Association within the terms of the Association's budget.
- 5.5 – All additional utility lines and pipes serving a dwelling or any other portion of the Property shall be placed and installed underground.
- 5.6 – No lots may be further subdivided except by the Declarant (Now HOA Board). If an Owner of two or more adjoining lots consolidates such lots into one, then such consolidation shall not change obligation of Owner to pay assessments.
- 5.8 – All Lots shall be served by the central sewage system owned and operated by the City of Davis.
- 7.1 – Each Owner shall maintain Lot and improvements in good repair and appearance at all times.
- 9.9 – Each Owner shall refrain from interference with established drainage pattern and make adequate provision for proper drainage from any such Lot.
- 10.4 – Invalidity by judgment or court shall in no way affect other provisions.
- 10.5 Amendments to HOA Covenants must be affirmed in writing by 60% of the Lot Owners and an instrument recorded in the Tucker County Clerk's Office.
- 10.5 - However, Section 4 or 5.5 may not be amended or revoked.