SAN DIEGO
# Country Estates ASSOCIATION®

# EASEMENT MAINTENANCE

## *Your Responsibility. Our Community.*




Property owners are responsible for maintaining easements located on or adjacent to their lots in accordance with the SDCEA CC&Rs. The San Diego Country Estates Association (SDCEA) is responsible for the maintenance of Association-owned open space, parks, and common areas. Together, these responsibilities help preserve the beauty, safety, and value of our community.

## PROPERTY OWNER RESPONSIBILITIES

You are responsible for maintaining easements on or adjacent to your lot.

### KEEP IT CLEAR & ATTRACTIVE

Maintain all landscaping, natural vegetation, and ground cover within your easement area. Keep the area neat, free of weeds, overgrowth, debris, and unsightly materials.

### TRIM & PRUNE REGULARLY

Trim trees, shrubs, and branches so they do not encroach into the easement or block views and access. Maintain vegetation to prevent obstruction of trails, drainage, and utility access.

### PREVENT EROSION & DRAINAGE ISSUES

Do not alter the natural grade or drainage flow within the easement. Keep the area stable and free of erosion. Do not divert water onto neighboring properties.

### KEEP IT CLEAN

Do not store, dump, or leave any materials, trash, or equipment in the easement. Easements are not for personal storage or use.

### REDUCE FIRE HAZARDS

Keep vegetation trimmed and thinned to reduce fire risk. Remove dead plants, dry brush, and combustible materials in accordance with SDCEA fire safety standards.

### DO NOT INSTALL STRUCTURES

Do not build fences, walls, sheds, decks, or any structures within an easement unless expressly approved in writing by the Environmental Control Committee (ECC).

## ASSOCIATION RESPONSIBILITIES

SDCEA is responsible for the maintenance of Association-owned open space, parks, and common areas.

### THIS INCLUDES:

- Open space and natural areas owned by the Association
- Community parks and recreation areas
- Common area landscaping and improvements
- Trails and greenbelts that are not part of a homeowner's easement



## NOT SURE IF AN EASEMENT IS YOURS?

Property owners should refer to the SDCEA Approved Easement Map to determine whether an easement is located on or adjacent to their lot. You may obtain a copy of the Approved Easement Map from Community Relations or the Administrative Office.



## IMPORTANT REMINDER

- Easements provide access for utilities, drainage, emergency services, and maintenance.
- Neglected easements can create safety hazards, increase fire risk, and impact neighboring properties and our community.
- Thank you for doing your part to keep San Diego Country Estates beautiful, safe, and enjoyable for all.



*Thank you for helping preserve the natural beauty and quality of life in San Diego Country Estates!*

QUESTIONS?
Please contact Community Relations
760-789-8747
crddept@sdcea.net

*This notice is intended as a courtesy summary of homeowner maintenance responsibilities in the event of any conflict with the SDCEA CC&Rs, Rules, and applicable legal documents shall control.*