

CCRs

- Exist today in Southern Heights
- Help to maintain or enhance your property value
- Establish neighborhood rules
- Should not duplicate EBR Laws but establish specific, expected norms
- EBR laws can viewed on SHPOABR.com
 - LA Laws & EBR City Ordinances under the Safety & Crime Prevention Menu
- Proposed CCRs can be viewed on SHPOABR.com
 - Governing Documents under the About US menu
- CCR Feedback form on SHPOABR.com
 - Governing Documents under the About US menu

EBR Laws

Sec. 6:379 Owners' and occupants' responsibility to keep premises clean.

- All owners and occupants of any building, house, structure or grounds shall be held responsible for the cleanliness of their premises and of alleys and neutral grounds immediately adjacent to their premises and all business owners and managers of stores, restaurants, markets or stands shall be responsible for keeping sidewalks in front of the building occupied by them in a clean condition.
- It is hereby declared unlawful to sweep paper, trash, litter, dirt, or other material into the streets, sidewalks, or other public ways adjacent to such stores, restaurants, etc.

BLIGHT

- Prohibits conditions upon or affecting premises, which are hazardous to the health, safety or welfare of the public, and/or conditions which are detrimental to property values, economic stability, or to the quality of the environment.
- Such conditions include the **accumulation of junk, trash, garbage, litter, refuse, rubbish, appliances, debris, combustible materials, or junked inoperable vehicles; illegal dumping; noxious weeds; overgrown vegetation; infestation of insects, vermin or rodents; animals running at large; dilapidated structures; condemned properties;** abandoned adjudicated properties; criminal violations; **weed liens;** zoning violations; alcohol beverage control violations; health code violations; and other conditions which are hazardous to public health, safety or welfare.

Lot Maintenance – Blight Law & Proposed CCR

BLIGHT

- Prohibits conditions upon or affecting premises, which are hazardous to the health, safety or welfare of the public, and/or conditions which are detrimental to property values, economic stability, or to the quality of the environment.
- Such conditions include the accumulation of junk, trash, garbage, litter, refuse, rubbish, appliances, debris, combustible materials, or junked inoperable vehicles; illegal dumping; noxious weeds; overgrown vegetation; infestation of insects, vermin or rodents; animals running at large; dilapidated structures; condemned properties; abandoned adjudicated properties; criminal violations; weed liens; zoning violations; alcohol beverage control violations; health code violations; and other conditions which are hazardous to public health, safety or welfare.

Sec. 6:379. - Owners' and occupants' responsibility to keep premises clean. (City)

- All owners and occupants of any building, house, structure or grounds shall be held responsible for the cleanliness of their premises and of alleys and neutral grounds immediately adjacent to their premises and all business owners and managers of stores, restaurants, markets or stands shall be responsible for keeping sidewalks in front of the building occupied by them in a clean condition.
- It is hereby declared unlawful to sweep paper, trash, litter, dirt, or other material into the streets, sidewalks, or other public ways adjacent to such stores, restaurants, etc.

LOT MAINTENANCE

- No rubbish, trash, garbage or other waste materials may be accumulated, dumped or maintained on any lot AND the street adjacent to any lot of this subdivision. Lot owners shall keep their respective lots free of debris.
- Lot owners shall keep their respective lots mowed, edged & raked to remove leaves & limbs from trees and free of noxious weeds.
- Lot owners shall trim trees, shrubs and bushes to enhance safety, reduce risk of fallen trees & limbs and maintain the upkeep and appearance of their property.
- Lot owners shall remove damaged or dead trees and shrubs from their respective lot.



BLIGHT

- Prohibits conditions upon or affecting premises, which are hazardous to the health, safety or welfare of the public, and/or conditions which are detrimental to property values, economic stability, or to the quality of the environment.
- Such conditions include **the accumulation of junk, trash, garbage, litter, refuse, rubbish, appliances, debris, combustible materials, or junked inoperable vehicles; illegal dumping; noxious weeds; overgrown vegetation;** infestation of insects, vermin or rodents; animals running at large; **dilapidated structures; condemned properties;** abandoned adjudicated properties; criminal violations; **weed liens;** zoning violations; alcohol beverage control violations; health code violations; and other conditions which are hazardous to public health, safety or welfare.

Sec. 6:379. - Owners' and occupants' responsibility to keep premises clean. (City)

- All owners and occupants of any building, house, structure or grounds shall be held responsible for the cleanliness of their premises and of alleys and neutral grounds immediately adjacent to their premises and all business owners and managers of stores, restaurants, markets or stands shall be responsible for keeping sidewalks in front of the building occupied by them in a clean condition.
- It is hereby declared unlawful to sweep paper, trash, litter, dirt, or other material into the streets, sidewalks, or other public ways adjacent to such stores, restaurants, etc.

LOT MAINTENANCE

- **Lot owners shall remove noxious vegetation / vines from their respective lots including noxious vegetation / vines climbing up homes, utility poles and trees.**
- Lot owners are responsible for properly removing and disposing of grass clippings, leaves and other yard debris in a manner that minimizes yard debris washing into the storm drains.
- Lot owners are responsible for removing all debris from storm drains adjacent to their lots.
- **Lot owners shall clean or power wash their curbs at least (3-4?) times per year.**



Southern Heights



Property Owners Association
shpoabr.com

Landscaping– Blight Law & Proposed CCR

BLIGHT

- Prohibits conditions upon or affecting premises, which are hazardous to the health, safety or welfare of the public, and/or conditions which are detrimental to property values, economic stability, or to the quality of the environment.
- Such conditions include the **accumulation of junk, trash, garbage, litter, refuse, rubbish, appliances, debris, combustible materials, or junked inoperable vehicles; illegal dumping; noxious weeds; overgrown vegetation;** infestation of insects, vermin or rodents; animals running at large; **dilapidated structures; condemned properties;** abandoned adjudicated properties; criminal violations; **weed liens;** zoning violations; alcohol beverage control violations; health code violations; and other conditions which are hazardous to public health, safety or welfare.

• LANDSCAPING

- Construction of all new residences and the repair or remodeling of existing residences in any manner so as to substantially destroy the existing front landscaping shall be accompanied by the installation of new landscaping visible from the side on which the lot fronts.
- Landscaping shall be installed in new construction within ninety (90) days of occupancy of the residence. **The front yard must be completely sodded.**



Carports / Garages – Blight Law & Proposed CCR

BLIGHT

- Prohibits conditions upon or affecting premises, which are hazardous to the health, safety or welfare of the public, and/or conditions which are detrimental to property values, economic stability, or to the quality of the environment.
- Such conditions include the accumulation of junk, trash, garbage, litter, refuse, rubbish, appliances, debris, combustible materials, or junked inoperable vehicles; illegal dumping; noxious weeds; overgrown vegetation; infestation of insects, vermin or rodents; animals running at large; dilapidated structures; condemned properties; abandoned adjudicated properties; criminal violations; weed liens; zoning violations; alcohol beverage control violations; health code violations; and other conditions which are hazardous to public health, safety or welfare.

Sec. 6:379. - Owners' and occupants' responsibility to keep premises clean. (City)

- All owners and occupants of any building, house, structure or grounds shall be held responsible for the cleanliness of their premises and of alleys and neutral grounds immediately adjacent to their premises and all business owners and managers of stores, restaurants, markets or stands shall be responsible for keeping sidewalks in front of the building occupied by them in a clean condition.
- It is hereby declared unlawful to sweep paper, trash, litter, dirt, or other material into the streets, sidewalks, or other public ways adjacent to such stores, restaurants, etc.

• CARPORTS / GARAGES

- Unenclosed garages, carports, and driveways visible from the street shall be maintained free of clutter, including trash, furniture, tools and other items to the extent that such causes an unsightly appearance that creates a potential hazard, is an enticement for theft by third parties, eliminates use for the parking of vehicles, or detracts from the adjacent properties and appearance of the neighborhood.
- Garage doors must be kept closed when they are not kept neat and free of clutter

