

Sugar Hill Property Owners Association

P.O. Box 0443 • Jensen Beach, FL 34958 • www.sugarhilljensenbeach.com

Wednesday, June 7, 2023

Resolution for “Road Easement Right-of-Way Usage and Responsibility”

In the case of the undefined Sugar Hill Bylaws and Covenants regarding the 10’ easement and road right-of-way from the edge of the road into your property. This board is left with defining our interpretation. This is being done based on common sense and our association attorney's opinion. Here are our common sense solutions to this problem.

1. The easement area must be allowed for utilities and proper drainage.
2. The homeowner is responsible for maintaining the area in such a way as to not cause erosion and any undesirable appearance not in keeping with the normal condition of the majority of Sugar Hill POA homes.
3. Failure to maintain the area, a Martin County code violation, will instigate Sugar Hill Property Owners Association to bring the area up to the standard set in item 2. The cost of this will be at the owners expense.
4. The homeowner must obtain approval from the board of all landscaping other than sod in the easement area.
5. The homeowner must not impede any traffic visibility with landscape or foliage that overhangs into the roadway or easement visibility. (see attachment A)
6. No homeowners can use the easement area of a different homeowner for parking, foliage piles or trash without permission of that homeowner. We recommend that permission be in writing.
7. All vehicles parked in the easement area by the homeowner must not be on or overhang the paved road and should not be there more than 24 hours without board permission.
8. Any damage caused by the homeowner or their guests to the easement area of their property or any other homeowner’s easement area is the responsibility of the homeowner to repair.
9. Damage done by someone who was given written permission to use the easement becomes the responsibility of the homeowner causing that homeowner to collect retribution from the person/s causing the damage.

This resolution is enacted by the undersigned Sugar Hill Property Owners Association board members of June 7, 2023



John Doty
Board President

Dan Smith
Vice President

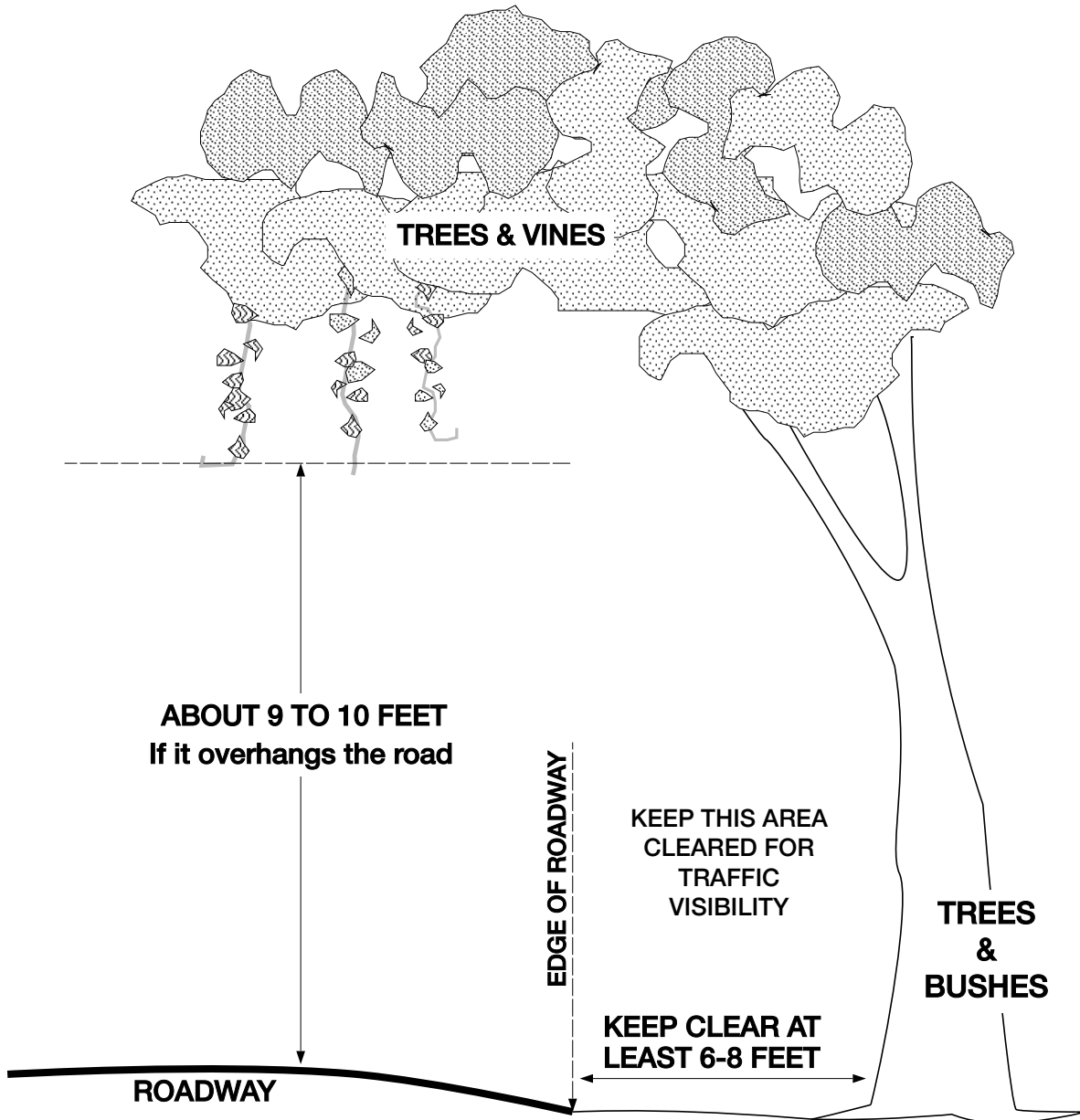
David Dangerfield
Board Secretary

George Secor
Member

Maddison Roswell
Treasurer



Sugarhill Roadway Clearance Covenant Requirement



This is the covenant that requires lot owners to keep the road right-of-way maintained and cleared:

Architectural Control Documents, Section IX - 14. Landscaping.
Landscaping within the road right of way must be maintained and cleared as to not obstruct vehicles moving on the roadway.