

Sugar Hill Property Owners Association

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

Thursday, July 27, 2023

Resolution for "Road Easement Right-of-Way Usage and Responsibility"

All of Sugarhill roads are contained in a 50 foot wide road right-of-way that is not owned by specific adjacent homeowners but rather by Sugar Hill Property Owners Association. The roads are contained in this 50 foot wide right-of-way and are approximately 21 feet wide. This leaves 14-1/2 feet of road right-of-way on both sides of the road that most people think they own in their front yard. Included in that 14-1/2 foot area starting at the edge of the road is an easement for utilities. The utilities that can be contained in that easement are Martin County Water (that includes the fire hydrants), AT&T, Comcast, and FP&L underground electricity.

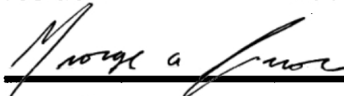
1. The road right-of-way and utility easement area must be allowed for utilities and their needs and proper drainage. Any landscaping in this area is subject to the easement's intended use.
2. The homeowner is responsible for maintaining a landscaped road right-of-way area in such a way as to not cause erosion, not block emergency hydrants and not create any undesirable appearance not in keeping with the normal condition of the majority of Sugar Hill POA homes and Martin County Code.
3. The homeowner must obtain landscape approval from the board of all landscaping other than sod in the road right-of-way easement area.
4. The homeowner must not impede any traffic visibility with landscape or foliage that overhangs or grows up into the roadway or easement visibility. (see attachment A)
5. No homeowners can use the road right-of-way easement area of a different homeowner for parking, foliage piles or trash without permission of that homeowner. We recommend that permission be in writing.
6. 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.
7. Any damage caused by the homeowner, their guests or persons given permission to the easement area of their property or any other homeowner's easement area is the responsibility of the homeowner to repair.

This resolution is enacted by the undersigned Sugar Hill Property Owners Association board members of July 27, 2023.

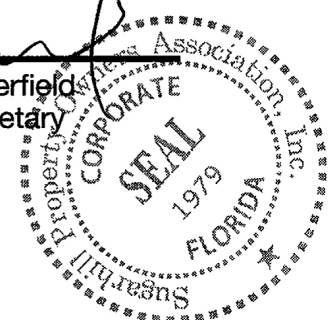

John Doty
Board President


Dan Smith
Vice President

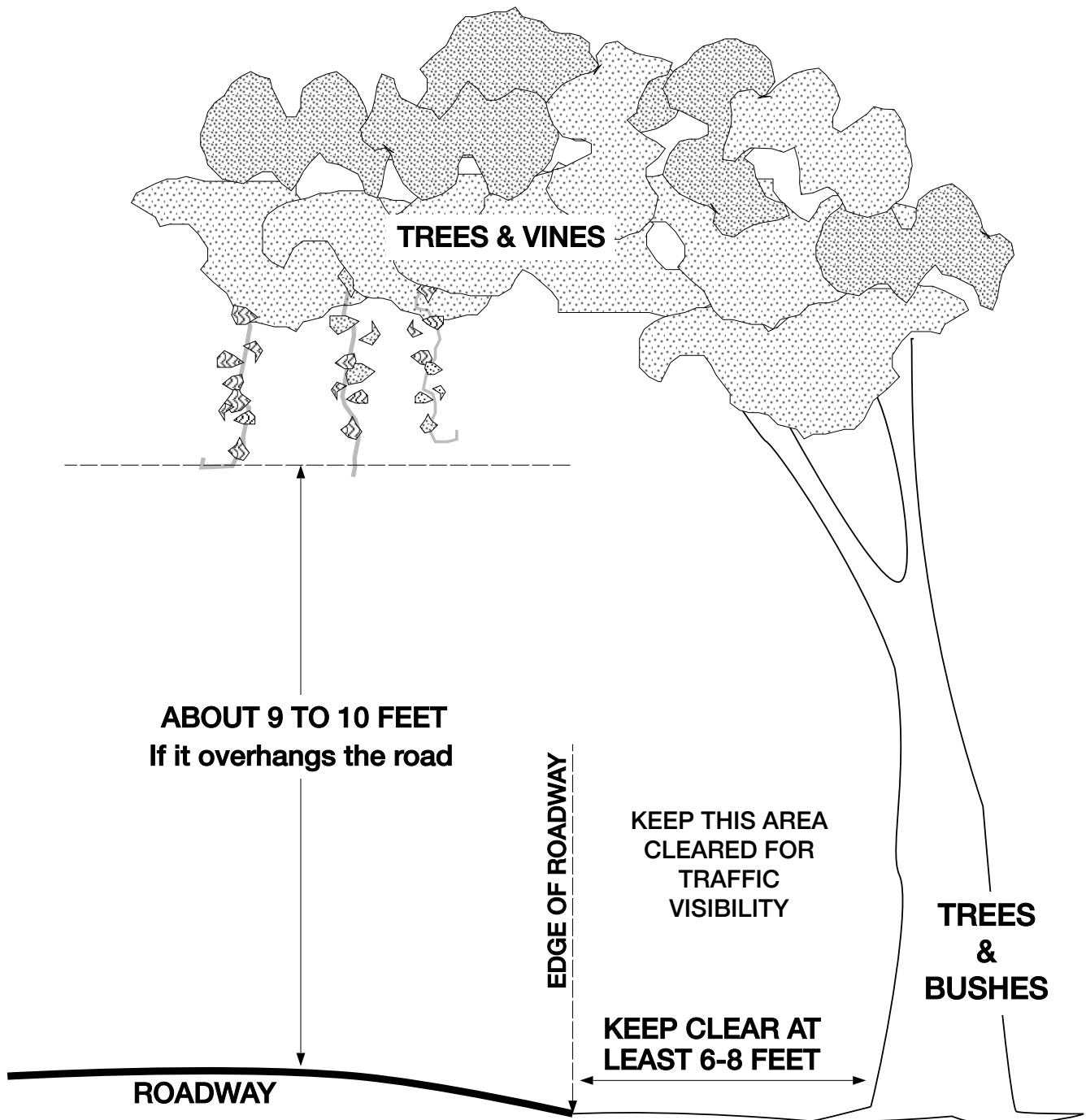

David Dangerfield
Board Secretary


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.