

Loma Serena Community

Property Owner Responsibilities for Road and Easement Maintenance

21-Feb-2023, revised 18-Sept-2024

1. Easement Maintenance

- a. Property owners are responsible to keep road easements bordering their properties free of obstructions to traffic. This includes, but is not limited to:
 - i. Trimming back any vegetation that impedes the passage of wide or tall vehicles, or that interferes with sight lines at intersections;
 - ii. Removing any debris that moves from a property onto the road due to rainfall, construction or land improvement activities, property maintenance, etc.;
 - iii. Keeping ditches and culverts at the edges of the paved roadway clear of vegetation or blockages that would impede the flow of rainwater.

2. Pavement maintenance

- a. Property owners should monitor the condition of the pavement adjacent to their property and make the LSC Road Committee aware of any maintenance concerns, especially those that may threaten the integrity of the roadway.
- b. Property owners are responsible for the repair of any damage to the roads caused by heavy vehicles that access their property for the purpose of construction, maintenance, deliveries, or other activities that do not benefit the community as whole.
- c. Property damage caused by utility repairs will normally be the responsibility of the Loma Serena Community, so long as the Road Committee is contacted in a timely manner about the damage by property owner(s) nearest the repair work.

3. Structures in easements

- a. No permanent structures shall be constructed in such a way that they may create a hazard for others using LSC roads.
 - a. The judgment of the LSC Road Committee shall be the final authority about what constitutes a "hazard."
- b. Signs, fences, and other similar structures should be placed not closer than 3 feet from the edge of existing pavement.

4. Garbage cans

- a. Property owners are responsible to clean up garbage spilled in the road from their containers.
- b. Property owners are responsible to ensure that their garbage containers do not impede the normal flow of traffic on LSC roads.

5. Detours

- a. Construction projects on a property shall not impede the use of the roads by neighbors.
- b. Any temporary road impediments must provide neighbors with a means of using the road, either through a detour or a well-marked single-lane restriction of traffic.
 - i. Temporary impediments to the full use of any road shall not last more than 5 consecutive days or two weeks total.

6. Parking

- a. Parking vehicles on LSC roads is prohibited.
- b. Vehicles may temporarily park on the road for a one-time special event, so long as the passage of normal traffic is not impeded.
- c. Temporary parking of construction or maintenance vehicles during hours such work is in progress is permitted, so long as the passage of normal traffic is not impeded.