

## Respect Your Neighbors: Observe Weed/Lawn Regulations

*One of the advantages of owning a lot in a common-interest community is that it has governing documents which protect, enhance, and promote the value of your property. These governing restrictions help to elevate our community's appearance and ambiance, benefiting those who are living here as well as those who are selling their home. Your purchase of a home in Buckhorn Estates constituted a binding agreement to follow those restrictions and covenants whether or not you have read them.*

*Below are some of the neighborhood's and city's rules regarding weeds. Please follow them in order to maintain good relations with your neighbors. Failure to comply can lead to official sanctions by the Board and/or the city.*

### **Summary of local regulations and Buckhorn Estates' covenants and restrictions**

(Key: C=Carmel Code, BE=Buckhorn Estates Covenants & Restrictions):

- **Weed growth restricted** – “An Owner shall not permit the growth of weeds and volunteer trees and bushes on his Lot, and shall keep his Lot reasonably clear from such unsightly growth at all times.” The BEAH, or any owner, has the right to enforce all governing restrictions and covenants and is entitled to recover all costs of enforcement. (BE)
- **Noxious weeds are a public nuisance** – Carmel defines “all noxious weeds” as a “public health nuisance.” The city has the right to inspect premises, to order abatement of nuisances, to bring court action, and to assess the owner for cost of abatement. (C)
- **Weeds in violation** – “It is a violation. . . to have weeds, rank vegetation and/or debris. . .”  
**Definitions. Debris** shall include the remains of something broken-down or destroyed. **Rank Vegetation** shall include those weeds and growing vegetation which is excessively vigorous in growth, shockingly conspicuous, malodorous and/or flagrant. **Weeds** shall include any plant that is not valued where it is growing, and is of rank growth, tends to overgrow or choke out more desirable plants and/or is listed as a weed in the U. S. Department of Agriculture publication entitled *Common Weeds of the United States*, or in any similar government publication. (C)
- **Requirement to cut** – “All owners . . . shall cut and remove weeds and other rank vegetation . . . that exceeds an average height of six inches, and shall keep their property clear of debris.” The city has the right to inspect premises, to order abatement of violations, to bring court action, and to assess the owner for cost of abatement. (C)
- **Vacant lots must be mowed** – “It shall be the duty and obligation of the owner of a vacant Lot to maintain such Lot and mow the lawn thereof. Buckhorn and the NP Corp. [the BEAH] shall have the right, but not the obligation, to mow the lawn and maintain vacant Lots.” (BE)

*For clarification on any city ordinance discussed above, or to notify the city of known violations (which can be done anonymously), contact Kevin Brennan, Code Enforcement Officer, 571-2423, kbrennan@carmel.in.gov. To read any of the city codes, go to [www.amlegal.com/carmel\\_in/](http://www.amlegal.com/carmel_in/). For Buckhorn Estates regulations, please read the covenants you received at your home's closing.*