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**From:** Kathryn Mason <KMason@lewis-companies.com>  
**Sent:** Wednesday, April 24, 2024 3:58 PM  
**To:** Kathryn Mason  
**Cc:** Info  
**Subject:** Eagles Landing HOA servitude responsibility clarification  
**Attachments:** BOD clarification of servitude maintenance.pdf

## Eagles Landing HOA

# Memo

**To:** Association Owners  
**From:** Board of Directors [hoa-eagleslanding@outlook.com](mailto:hoa-eagleslanding@outlook.com)  
**cc:** Lewis Companies  
**Date:** 04/24/24  
**Re:** Servitude Responsibility Clarification

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In review of the Community's Maintenance Obligations the Board of Directors has an update with respect to lawncare maintenance.

On June 25, 2020, Cody Savoy, the HOA's Treasurer at the time, sent an email to the lawn care company with the Subject: Eagles landing plot map. The pdf. attached to the email was a not our actual plat map but instead a Google Map where a highlighted portion was identified as the lawncare company's service area. This map was circulated from contract to contract until 2024.

In review of the community's final plat map, the areas highlighted on Cody's 2020 email do not align with our Association's maintenance obligations. Our Final Plat Maps identify seven locations as Common Area.

According to the Declaration of Covenants & Restrictions, " Any area shown on the Plat as a "Common Area" is an area to be maintained by the Association." Equally our plat maps note drainage areas are to be maintained by the property owner(s).

In review of the Plat Map, Upper Eagles Lake and Lower Eagles Lake's maintenance is the responsibility of the property owner like all servitudes in our community.

After a discussion, the Board determined by Unanimous Consent that the only equitable resolution would be to maintain all the servitudes within the community or none of the servitudes outside of our communal areas. In reviewing the costs associated with maintaining the two lakes the community spent approximately \$45,600 from 2020 through 2023 on the lakes alone.

As we all know, the rate associated with lawncare maintenance has gone up significantly since 2020. As a result of the expenses and other financial obligations, the Board decided against maintaining any property owner's servitude.

Effective immediately, cutting and edging should be performed on all servitudes, even those located on the back of a fence line as a part of the property owner's regular lawncare maintenance regime.

We have included screenshots identifying the actual Common Areas to provide a visual to assist everyone with understanding what was examined.

The Board understands this may be disappointing to members of the community living around the lakes. However, we hope to have everyone's support as this is truly in the best interest of the community as a whole.

### Snippet of Common Areas as identified by the Plat Map



## Snippet of "Plot Map" Provided by Cody Savoy 2020

Eagles Landing (dragged).pdf  
265 KB

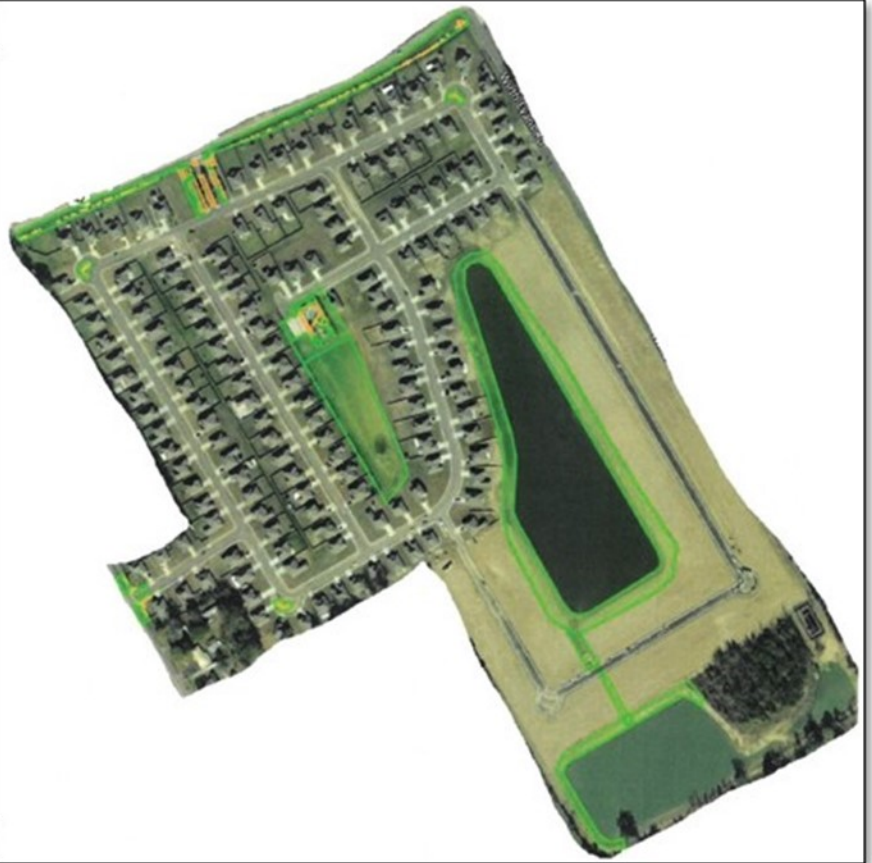
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----- Forwarded message -----  
From: **cody savoy** <[cody@vipinc.com](mailto:cody@vipinc.com)>  
Date: Thu, Jun 25, 2020, 3:43 PM  
Subject: Eagles landing plot map

Thank You,

**Cody Savoy, CSP**  
Safety Coordinator

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Snippet demonstrating the Lakes drainage servitudes

