

## **Article 4.9: Common Area Ownership and Maintenance**

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#### **4.901 Purpose**

The purpose of this article is to provide for the maintenance and operation of landscaping, open space, private streets, utilities and other facilities held in common for the benefit of private property owners in residential and non-residential developments.

#### **4.902 Applicability**

This article applies to all residential and non-residential developments where landscaping, open space, private streets, utilities, and other facilities are held in common ownership.

#### **4.903 Requirement**

A homeowners or property owners association shall be created to maintain and operate landscaping, open space, recreation facilities, private streets, utilities, and/or other facilities held in common ownership. The documents creating the association shall provide that this obligation continue in perpetuity. Evidence of compliance with this Article shall be submitted with an application for a final subdivision plat or minor subdivision.