

Chief Kewaskum Trio

Clarification on perimeter maintenance 6/11/2019

The Chief Kewaskum Trio Board and RSM have consulted regarding the contradictory information in the Declarations and Bylaws related to perimeter maintenance and has determined that the perimeter is the homeowners responsibility to maintain. See below for the explanation on how this was determined.

“The Declarations always supersede the Bylaws. The Declarations indicate that unit owners need to maintain shrubbery and other landscaping improvements which are located within 3 feet of the unit. The Bylaws state that the unit owner shall be responsible for maintaining a six-foot ground area around each respective unit. Since the Declaration has fewer requirements than the Bylaws it is acceptable to compound both requirements. Therefore the 3- foot perimeter essentially becomes 6-feet with the additional verbiage in the Bylaws. (If the Declaration stated 10-feet and the Bylaws said 6- feet that is where the Declaration would come in to play superseding such requirement.)

Therefore, the unit owner must maintain, at their expense the areas including removal of any dead plantings, weeding, etc. The unit owner may replace dead plantings at their expense but does not have to and can leave the front bed with wash stone only. “