

Architectural Committee (ARC) Standards Bulletin

Subject: Exterior Maintenance

Revised: September 26, 2005

Covenants Section 6: Exterior Maintenance

The Association shall maintain the Common Area. Each owner shall be responsible for the maintenance of his or her dwelling or Lot. Maintenance of such dwelling and Lot shall include, without limitation, painting, replacement and care of roofs, gutters, downspouts, exterior building surfaces, lawn, trees, shrubs, driveways, walks and other exterior improvements.

What this means:

Surfaces requiring paint need to be maintained on a regular basis. Fences should be stained or painted to the same level of maintenance as the home. Cut the grass regularly, and remove any debris, especially from the road. Gutters must be securely attached to the house and functional. Dead shrubs should be removed and mulch beds should be weeded regularly. Vinyl siding needs to be cleaned occasionally to remove dirt and mildew. Rotted trim boards should be replaced or repaired. Failure to perform normal maintenance will cause the need for expensive repairs.

Examples:

Any changes to color or style of any trim, fence, siding, door, shutters, mailbox, etc. requires ARC approval beforehand.

Front lawns should be mowed regularly with no debris left in the street

Fine:

\$250 fine and loss of pool and clubhouse privileges if not in compliance within 20 days (per covenants). Additional fines including legal action may incur.

Section 5.3. "The Architectural Committee may from time to time publish and promulgate architectural standards bulletins which shall be fair, reasonable, and shall carry forward the spirit and intention of this Declaration."