

## **Property Maintenance Guidelines**

The following list has been incorporated into the Architectural Review Committee guidelines and is reprinted here for your convenience.

### A. House Maintenance:

1. Fascia, soffit and eaves shall be in place and painted. Rotting wood shall be replaced and painted.
2. Foundation walls shall be painted.
3. Siding shall be complete and consistent color.
4. Excessive algae/mildew shall be cleaned from siding.
5. Gutters and downspouts shall be attached and matching the siding.
6. Window or porch screens shall be in place and in good condition. Screens shall match in color.
7. Garage door shall be intact and painted/finished. Windows in the door shall be unbroken.
8. Front door shall be painted.
9. Shutters shall be in place and painted.
10. Roof shingles shall be complete and consistent color.
11. Wiring for TV dish antennas shall be tightly attached to house.
12. TV dish antenna shall be properly attached.
13. Exterior lights shall be in working order.
14. House numbers shall be visible on the house.
15. Seasonal lights and decorations shall be removed within 4 weeks of the holiday.

Note: When an item is noted as painted it means not peeling, faded, chipped, discolored or similar and with a full consistent color of paint.

### B. Yard Maintenance:

1. Trees along the public sidewalk shall be trimmed so the lowest branch is a minimum 7'0" above the ground.
2. Public sidewalks shall be edged to maintain the sidewalk width.
3. Lawns shall be maintained and mowed. Lawns shall not be left unmowed more for more than 3 weeks or with grass or weeds over 6" in height.
4. Planting areas shall be clear of substantial weeds.
5. Sidewalks and driveways shall be free of weeds.
6. Trees shall be maintained and dead trees/limbs removed.
7. Dead shrubs, plants shall be removed.
8. Fences shall be maintained. Damaged pickets/posts shall be replaced. Gates shall be maintained.
9. Planting walls shall be sound and standing.
10. Mailboxes and posts shall be painted/finished and undamaged.
11. Yard debris shall not be left in the yard.
12. Driveways shall be maintained.