



## Exterior Maintenance Policy

1. Painting required
  - a. Blistering, peeling, fading, etc. on door, shutters, trim, decorative elements, or elsewhere on residence.
2. Materials missing or in need of repair
  - a. Siding, shutters, trim, decorative elements, or other item(s).
3. Garage doors
  - a. Dented, rusted, or otherwise damaged over 50% of area.
4. Dirt, mold, or other staining over 25% of any surface of the house.
5. Trash can storage
  - a. Not allowed in front of house.
  - b. If on side of house, needs privacy panel, planting, or other visual element to hide from curb view.
6. Roofing/shingles must be of consistent color and style, and in good condition.
7. Cars without license plate or current yearly tag, or with excessive rusting or other damage may not be kept in driveway.
8. Landscaping
  - a. Minimum of two trees, and six shrubs/bushes.
  - b. Plants may not block windows, lighting, paths, etc.
  - c. Sidewalk must be clear of overgrowth from bushes, grasses, branches, etc.
  - d. No visibly dead plants.
9. Grass un-kept or overgrown
  - a. Over 4 inches in height.
  - b. Grown over onto sidewalk.
  - c. Grown into cracks in driveway or sidewalk.
  - d. Patches of missing grass.
10. Flower beds
  - a. Weeds exceeding 6" in height and covering 25%+ of area.
11. Driveways and sidewalks
  - a. Cracked or sunken areas.
  - b. Discoloration
12. Mailboxes must be in like-new condition (paint/stain, numbering, materials, etc) and must be upright (no leaning).
13. Boats, trailers, commercial vehicles (larger than a standard car or truck), RVs, machinery, or other work equipment.
  - a. May not be stored on the property for longer than 72 continuous hours.
  - b. May not be stored on the property for more than 6 days in one month.
  - c. May not be kept on the grass.
14. Commercial vehicles (only a standard car or truck with branding or other modifications)
  - a. Must be in good visual condition. No excessive rusting, denting, discoloration, etc.
  - b. May not be kept on the grass.
15. Tools, equipment, materials, etc
  - a. Must be properly stored and secured and not left in driveway, porch, or lawn.
16. Fencing
  - a. Heaving 5%+ of height.
  - b. Leaning or sagging.
  - c. Missing, broken, or discolored boards / sections.
  - d. Needs repaint/stain
  - e. General disrepair.
17. Satellite dishes - Bylaws 9.2.16 and supplemental language 10/28/97
  - a. Subject to Design Review Committee approval.
  - b. Sized less than one meter across.
  - c. Visually hidden from curb and neighbors.
18. Basketball hoops, soccer nets, etc.
  - a. Secured according to manufacturer specifications. No rocks, sand, weights, etc. may be used to hold bases in place.
  - b. Must be in good repair with minimal rusting, denting, discoloration, etc. and no bending or ripped/broken pieces.