

MAINTENANCE STANDARDS FOR HOME EXTERIORS AND LANDSCAPING

Village Grove Property Owners Association

The following standards are listed in our Covenants on page 11, Sec. 5.2. They have been clarified/enhanced by the Architectural Review Committee and approved by the Board of directors in 2021 under the authority granted on page 15, Sec. 6.7 of our Covenants.

Exterior Home Maintenance

Estate and Enclave Homes

Paint: The paint on all exteriors of the home, including but not limited to siding, trim, garage door, front door fascia, columns, shutters, porches, front porch roofs (if applicable), gutters and downspouts shall appear fresh with no peeling, cracking or excessive fading.

Windows: All window panes shall be unbroken and without cracks. All pane dividers (if applicable) shall be intact and in good condition.

Screens: Window screens shall not be torn or cut. No screen frames shall be bent or broken and shall be securely attached to the window frames. The front of the home (facing the street) must have every window screened or every window unscreened. NO partial screening is permitted.

Siding: Siding shall be intact and remain free of mold, mildew, and algae.

Wood Trim: All trim, including, without limitation, fascia boards and window frames shall be free of wood rot, mold, mildew or algae.

Window Shutters: All window shutter sets shall be complete and attached securely to the house.

Gutters and Downspouts: All gutters and downspouts shall be intact, free of debris and in working order.

Front Porches: Porches shall be uncluttered and free of mold, mildew or algae.

Driveways and Yards: shall be free of clutter and debris.

Front Porch steps and Walkways shall be in good condition and without clutter, debris, mold, mildew or algae.

Exterior Lighting: Except for holiday lights, light bulbs must be white, not colored, and in good working order. (Also see Covenants page 20 Sec.7.19) ARC modification with Board approval 2021.

Fences shall be in good condition without missing or broken slats and without mold, mildew, algae or wood rot. Gates shall be securely attached to fence posts and without missing or broken hardware.

Mailboxes shall be intact and in good working condition. (Covenants Sec. 7.24 page 21).

Garbage Cans will be stored where they cannot be seen from the street. (Covenants Sec. 7.13 page 19) Cans should be placed at the curb on garbage pick-up day and removed from the curb by the following day. (Established precedent and ARC modification with Board approval 2021).

Window Treatments seen from the front of the home including blinds, shutters, or drapery must be white or off-white and in good repair. Foils or reflective materials are prohibited. (Covenants Sec. 7.27 page 21).

Clotheslines of any type are prohibited. (Covenants Sec. 7.25 page 21).

Outbuildings or similar structures of a temporary nature are permitted. This includes tents, shacks, and trailers used for residential purposes. (Covenants Sec. 7.28 page 21).

Air Conditioning Window Units are not permitted. (Covenants Sec.7.18 page 20).

Flags: The American flag may be flown anytime. One additional spirit flag (game day flag) may also be flown on game day only. Flags must be in good condition with no tears, shredding or fading. (ARC modification with Board approval 2021).

Artificial Vegetation, Exterior Sculpture and Similar Items including flowers or shrubs are not permitted (Covenants Sec.7.20 page 20) with the exception of door wreaths. (ARC modification with Board approval 2021).

Solar Panels are prohibited. (Covenants Sec. 7.21 page 20).

Coventry (Townhomes)

Coventry owners' maintenance responsibilities can be found in the Third Amendment Sec 8.2(b) pages 2 and 3. This amends the original Article 8 of the Covenants in which Sec 8.2 was deleted in its entirety and replaced by the developer and his Board in Nov. 2004 with the amended Sec. 8.2. Standards have been clarified/enhanced by the ARC with Board approval in 2021 under authority granted by the Covenants in Sec. 6.7 on page 15.

Maintenance responsibilities pertain to the owner's individual unit(s) only.

Water lines both interior and exterior.

Wires, conduits and all pipes both interior and exterior.

Doors, door frames and door hinges will be free of rot, mold, mildew and in working order.

Window screens will remain without cuts or tears. Screen frames will not be bent or broken and screens will be firmly attached to the window frames. The front of the home (facing the street) must have every window screened or every window unscreened. NO partial screening is permitted.

Driveways, walkways and porches will be free of clutter, debris, mold and mildew.

All exterior lighting fixtures and light bulbs will be in working order. Light bulbs must be white with the exception of holiday lights.

The Maintenance Standards listed below are the same as those for the Estate and Enclave homes.

Refer to page 1 for the following:

Exterior Lighting

Garbage Cans

Mailboxes

Refer to page 2 for the following:

Artificial Vegetation, Exterior Sculpture and Similar Items

Clotheslines

Flags

Window Treatments seen from the front of the home

Landscaping

Estate Homes

The following standards are listed in our Covenants on page 11, Sec. 5.2. They have been clarified/enhanced by the Architectural Review Committee and approved by the Board of Directors in 2021 under the authority granted in the Covenants on page 15, Sec.6.7.

Sod shall be mowed and edged regularly during the growing season and shall remain free of any weeds, fungi, or turf diseases. Dead sod shall be replaced as necessary.

Shrubbery and Flower Beds shall be trimmed regularly during the growing season. Dead shrubs and flowers shall be removed and replaced with live shrubs and flowers of similar type. Shrubbery and flower beds shall remain free of fungi, diseases, and weeds. Mulch shall be refreshed on a regular basis as necessary.

Ornamental Yard Trees shall be trimmed as necessary and remain free of disease.

Right of Way Strip between the sidewalk and the street curb shall be mowed and trimmed on a regular basis during the growing season. Sod shall be in good condition and remain free of weeds, fungi, or turf diseases. The areas around trees shall be covered with pine straw or mulch. The owner of a

property on a street corner shall be responsible for maintaining the strip located at the side of the home. **Trees installed by the City of Suwanee belong to the City and may NOT be removed.** (ARC modification with Board of Directors approval 2021).

Enclave Homes

Sod shall remain free of any weeds, fungi, moss or turf diseases. Dead sod shall be replaced as necessary.

Shrubs and Flower Beds shall remain free of weeds, fungi or disease. Dead shrubs and flowers shall be replaced as necessary. Owners may refresh the pine straw in the beds at any time at their own expense. The pine straw must match the existing pine straw installed by the Association.

Right of Way Strip: The sod in the strip between the sidewalk and the curb shall remain in good condition free of weeds, fungi, moss or turf diseases. An owner of property located on a street corner shall be responsible for maintaining the right of way strip located at the side of the owner's property. **Trees installed by the City of Suwanee belong to the City and may NOT be removed.** (ARC modification request with Board of Directors approval 2021).

Coventry (Townhomes)

Landscaping within patios, planters and courtyards shall be maintained in good repair. The Association is not responsible for their maintenance. (Third Amendment page 3, Sec 8.2(b)).

Sod (Grass) bushes, shrubs, trees and any other vegetation: Replacement of dead or dying grass, bushes, shrubs, trees or other vegetation is the responsibility of the homeowner. (Third Amendment page 3 Sec. 8,2(c).

Right of Way Strip: **Trees installed by the City of Suwanee may NOT be removed.**