

Sterling Manor Owners Association Policy Regarding Unsightly or Unkempt Conditions

In accordance with the general provisions of Articles IV and V of the Covenants, Conditions and Restrictions of the Sterling Manor Owners Association granting the Board of Directors authority to make and enforce standards and restrictions governing the use of Units and Common Area, the following shall constitute violations of Article V of said document:

- Dirt or mildew on the exterior of building, including but not limited to the roof, walls, entry doors, garage doors, eaves, chimney, screen enclosures for pools or patios, and fences.
- Exterior of a building in poor repair, to include rotted wood or deteriorated stucco or other material, and including screen enclosures for pools or patios, and fences.
- Exterior paint worn or in poor condition.
- Unkempt or missing dead trees or shrubs.
- Flower or shrub beds not defined or properly edged. Outdoor flower pots that are either empty or containing dead plants must be repaired or removed from view.
- No storage items such as containers, barrels or similar items shall be left outdoors in public view.
- Garbage cans left at the curb
- Failing landscape retention walls
- Conducting repair work such as assembly or disassembly of motor vehicles, or certain hobbies which might cause unsightly or disorderly conditions, will not be performed in Sterling Manors.
- Other items that may from time to time require emphasis.

FOR THE BOARD



Mike Gibson, President

18 May 2021