



Tahoe Tyrol Architectural and Painting Color Standards, Maintenance, and Community Policies



This informational brochure was produced at the direction of the Board of Directors of the Tahoe Tyrol Owners Association. It briefly outlines important policies, standards, and procedures affecting Owner responsibility for preserving and maintaining Tahoe Tyrol's unique Tirolian village theme. Tahoe Tyrol's Covenants, Conditions and Restrictions (CC&Rs) prohibit any modification to exterior design including color changes without the Association's prior written approval. All structures within Tahoe Tyrol village are to conform in exterior character and design to the Tirolian style of architecture used in their original construction. Approval for architectural additions, deletions, or changes, may only be authorized by the Association's Board of Directors as delegated to an Architectural Control Committee (ACC) appointed by the Board, and may be expressly assigned to the Association's contracted management service. Approval may be granted only after detailed plans meeting the design standards and all applicable local building codes are properly submitted by the Owner and officially reviewed and acted upon by the ACC.

The first edition of this brochure was adopted by the Tahoe Tyrol Owners Association at its Annual Membership Meeting on October 4, 1997. This current revision supersedes the first and subsequent versions and became effective in October 2023.

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POLICY GUIDELINES

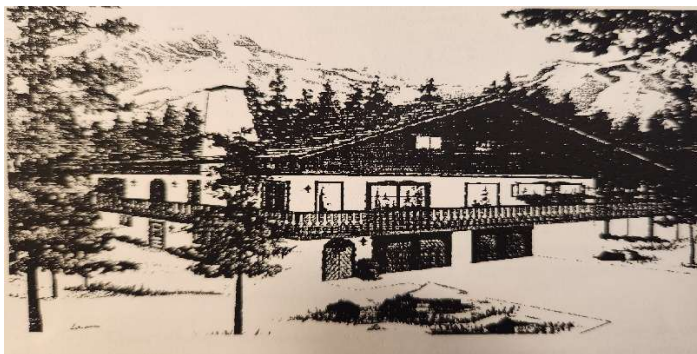
The standards outlined in this brochure were adopted at the Association's Annual Membership Meeting held on October 4, 1997. They are specifically intended to maintain property values throughout Tahoe Tyrol by preserving and enhancing this common interest of the development's distinctive Tirolian village appearance.

Tahoe Tyrol was originally conceived, designed, and promoted on an architectural theme intended to evoke the unique charm and character of European alpine villages as found in the Tirol province of Austria, adjacent areas of Bavaria and Switzerland, and the Sud Tirol in northern Italy.

The overall aesthetic and real value of Tahoe Tyrol relies upon the integrity with which its Tirolian village design theme is preserved by the Association and maintained by the property owners. Modifications or additions that strengthen the theme are actively encouraged and strongly supported by the Association.

All property owners in Tahoe Tyrol are required to comply with building maintenance and architectural design standards enforced by the Association's Board of Directors. With compliance monitored by the Architectural Control Committee and the association's contract management company service, these standards were developed to ensure that the original design theme will be preserved or enhanced with reasonably authentic Tirolian architectural forms, colors, and detail elements.

THE FIRST PHASE OF CONSTRUCTION



The first phase of construction within Tahoe Tyrol produced 21 unique homes with highly individualized exterior designs. Their form of architecture, applied detailing, and authentic color combinations exemplify the development's originally intended design theme. Often referred to as "Phase I Construction" these homes are located on Pine Hill Road – 3278, 3279, 3289, 3290, 3293, 3298, 3306, 3311, 3314, 3317, 3324, 3325, 3333, 3353, 3355, 3363, and on Timber Lane at 1274, 1281, 1285, 1286, and 1295.

SECOND AND SUBSEQUENT PHASES of CONSTRUCTION



All addresses on Pine Hill Road or Timber Lane not included in the above listing are classified as Phase II, III, or IV homes. While continuing to strongly reflect the originally intended Tirolian village theme, cost increases during construction necessitated the elimination of a number of the Phase I design details as more standardized production methods had to be incorporated at all Phase II, III, and IV sites.

Therefore, whenever contemplating any color or detail change, owners of Phase II, III, or IV homes are encouraged to consider enhancements that more faithfully reflect the original Tirolian village architecture theme. Professionally designed and skilled application of authentic murals, unique detailing, and other exterior elements that reinforce the original envisioned character of Tahoe Tyrol is highly encouraged.

TERMS and DEFINITIONS

1. "Siding" is defined as all exterior plywood or T-111 type paneling and batts, and all board-over-board, V-groove, or lapped siding.
2. "Trim" is defined as horizontal boards at floor lines, headers, aligned fascia boards, eaves, exterior doors, stairs, outside framing, and door/window surrounds.
3. "Highlite" is defined as handrails (not CAP), pickets, and shutters.
4. "Outside Framing" means all deck, driveway, or carport framing including support structures.
5. "Eaves" includes exposed ridge beams and corbels, roof fascia boards, and barge rafters.
6. "Exterior Doors" means wooden garage doors, and secondary access doors. Metal garage doors are not produced in authorized TRIM colors, and are to be WALNUT in Color (see Garage Door Standards)
7. "Stairs" means all treads and stringers, their support posts, and all top and bottom rails enclosing the stairway.
8. "Stucco" means all exterior plaster walls and plaster chimney surrounds including exposed foundation block and stucco retaining walls.
9. "Cap" refers to the horizontal board (normally 2"x6") running along the top of deck or stair railing
10. "Handrail" refers to the safety railing (required by City for rentals) installed onto cap of the deck top rails or stair railing.
11. "Pickets" are the baluster boards that attach to the support posts and top and bottom rails enclosing stairs and decks.
12. "Shutters" are the decorative panels that flank windows.
13. "Chimney Cap" refers to the decorative vent cover/spark arrest assemblies mounted above the chimney surrounds.

APPLICATION PROCEDURE

SUBMISSION. All applications for approval to make any exterior changes, additions or improvements must be submitted to the ACC in writing by completing the appropriate application form currently in use or such form as may hereafter be adopted by the ACC. Plans and specifications for any exterior change, addition or improvement should be attached to the application. All applications, additional information, or requests for appeal shall be emailed or delivered to the office of the managing agent of the Association, not to members of the ACC or Board of Directors. Forms can be located at www.tahoetyrol.org or within the Helsing Portal.

Completed requests can be emailed to tahoetyrol@helsing.com or mailed to:

**Tahoe Tyrol Homes Association
c/o The Helsing Group Inc
8340 Auburn Blvd., Suite 100
Citrus Heights, CA 95610**

The ACC reserves the right to request additional information deemed by it to be necessary to properly evaluate the application. If the ACC requests additional information and such information is not submitted to the ACC by the applicant in a timely manner the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the ACC for its review.

REVIEW & DECISIONS. ACC committee members shall consider each application for compliance with the Governing Documents and with these guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the ACC. ACC decisions shall be conveyed in writing by the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the Governing Documents, any application that is not approved or disapproved within thirty (30) days of the date of its receipt shall be deemed to have been automatically approved provided, however, that (a.) any such approval shall extend only to architectural guidelines and not to any of the use restrictions set forth in the Governing Documents and (b.) in no event shall non-action be deemed to constitute approval of an application for any change, addition, or improvement or any other item that would violate the restrictive covenants in the Governing Documents. Unless otherwise stated in the ACC's written response, all approved exterior changes, additions or improvements shall be completed within thirty (30) days of the date construction, installation or painting commences. If construction or project start does not commence within 6 months, the approval shall no longer be effective.

BOARD OF DIRECTOR APPEALS. If the application is denied by the ACC, the applicant may within thirty (30) days submit an appeal to the Board of Directors. The Board of Directors shall review the appeal at one of its next two (2) meetings following the date upon which the appeal is received and notify the applicant of the Board's decision. All decisions of the Board of Directors shall be final. During the appeal period, the decision of the ACC on the original application shall remain in effect.

PAINTING STANDARDS & COLOR SCHEMES

All exterior painting requires approval from Architectural Committee. The example form shown below should be completed, and returned to tahoetyrol@helsing.com

The form can be downloaded in the architectural section of the Tahoe Tyrol webpage below: <https://tahoetyrol.org/for-owners> or from the Helsing homeowner portal.

You will be assigned a project number and will be notified within 30 days of approval status.



**Tahoe Tyrol
HOA**

PAINTING

REQUEST

Name: _____ Tyrol Address: _____
Mailing Address: _____ Phone #: _____
Signature: _____ Date: _____
Name & Licence # of Contractor if applicable: _____

****Please note construction hours allowed in Tyrol are 8-5 Monday through Saturday. No Sundays. No holidays**

All siding and trim paint must be **FLAT** finish ***Hand rail, pickets, shutters and artwork** may be low sheen finish.

Most colors are from Sherwin Williams Exterior Solid Stain chart and are for reference only. Forest Night is from Fuller O'Brien (now out of business) and includes RGB/HEX definitions. Flat Paint can be mixed in these colors. Color Choice can be matched to any brand of paint.

<https://www.sherwin-williams.com/en-us/color> (Enter color in search bar E.G. SW3046)

Siding & Trim

*Color choice cannot be the same for both Siding and Trim

Pine Cone SW 3046	Buckthorne SW 3003	Shagbark SW 3001
Salem Red SW 3018	Greenbrier SW 3050	Spicewood SW 3021
Black Alder SW 3022	Woodbriar SW 3035	Monterey Tan SW 3049
Almond Tree SW 3047	Cyprus Moss SW 3041	Forest Night (2C18-6 Fuller O'Brien)
		RGB 51 67 57; HEX #334339; LRV: 4.98%

***Handrail, Picket & Shutters(Highlite color)**

*Color choice should be different from siding and trim

Sequoia SW 3015	Black Alder SW 3022
Shade Tree SW 3037	Almond Tree SW 3047
Greenbrier SW 3050	Russet Brown SW 3045
Meadowbrook SW 3012	Ember SW 3029
Cape Cod Red SW 3020	

Siding

Trim

Highlite

Stucco color Navajo White White (circle one)

Submit to: Helsing Group 4000 Executive Parkway Suite 100 San Ramon, CA 94583 or tahoetyrol@helsing.com

Approved by _____ Date _____

Final Inspection by _____ Date _____

If any deviation from materials or colors approved is found during work or final inspection, a Stop Order may be issued by the ACC.

REV. 11/2024

PAVING BLOCK and ROOFING REQUESTS (Approved Materials and Colors)

** Downloadable form at <https://tahoetyrol.org/for-owners> (example below)

Name: _____ Tyrol Address: _____

Mailing Address: _____ Phone # _____

Signature: _____ Date: _____

The Homeowners Association has authorized that specified paving blocks may be used to replace existing walkways and driveway areas. Paving stone is Basalite's Classic or Mission 60mm interlocking pavers. The entire cost of installation & materials shall be borne by the homeowner & will be maintained by the homeowner (including any portion extending into common area).

Request for paving blocks (check one):

<https://basalite.com/products/classic-ca/>

<https://basalite.com/products/mission-ca/>

COLOR:

CARMEL ☐

MENDOCINO ☐

PACIFICA ☐

PATTERN:

CLASSIC: ☐

MISSION: ☐

Request for New Roofing

* attach a copy of Building Permit. Pre-Approved selections are listed below.

NOTE: Submission of Higher Quality (30/40/50 Year) and/or slight color variation may be approved by ACC on case-by-case basis.

GAF TIMBERLINE <https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz>

HICKORY ☐

BARKWOOD ☐

OWENS-CORNING <https://www.owenscorning.com/en-us/roofing/shingles?colors=brown>

DESERT TAN ☐

BROWNWOOD ☐

SEDONA CANYON ☐

CERTAINTEED <https://www.certainteed.com/residential-roofing/products/presidential-shake-tl/>

AGED BARK ☐

Submit Completed Form to: tahoetyrol@helsing.com

WINDOW and SLIDING GLASS DOOR STANDARDS

Changes to windows or sliding glass doors should receive prior approval. General guidelines and information required in change request submitted to architectural committee is below:

1. Windows and Sliding Glass doors replacements should be the same size with similar exterior aesthetic as originals.
2. Glass should be clear, with no designs or lattice type markings.
3. The frames of both Windows and Sliding glass doors should be bronze in color (often referred to as "Architectural Bronze")
4. City Permits should be obtained prior to starting work.
5. Architectural Control Committee (ACC) approval should be approved prior to starting work.
6. Once work is completed, please notify the Tahoe Tyrol HOA at tahoetyrol@helsing.com. A final inspection will be scheduled, and after sign-off project will be closed.

GARAGE DOOR REPLACEMENT

The original wooden doors installed in the Tahoe Tyrol are difficult to find, expensive, and are not energy efficient. As such, the following steel garage doors by C.H.I, Clopay, and Amarr have been adopted as approved replacement options. Change form should be submitted to ACC prior to any replacements.

The Architectural Control Committee will consider other replacement options/colors/styles if they have similar exterior appearance and blend with home appearance.

**** Decorative Hardware Excluded on all models. Clopay available from Home Depot**

1. **CHI:** <https://www.chiohd.com/garage-doors/stamped-carriage-house>
Model 5916, Stamped Long Panel, Madison Square Windows optional, Color=Walnut.
2. **Clopay:** <https://www.clopaydoor.com/canyon-ridge-chevron#Designs>
Design 11 or Rec11 Windows/Clear Glass, Walnut
3. **Clopay:** <https://www.clopaydoor.com/canyonridge#Designs>
Carriage House, Design 11 or Rec11 Windows/Clear Glass, Color=Walnut
4. **Clopay:** <https://www.clopaydoor.com/gallerysteel#Designs>
Long Panel, Top- Long Solid or Plain Long (Windows w/Clear Glass).
Color=Almond/Desert Tan/Walnut
5. **Amarr:** <https://www.amarr.com/us/en/garage-doors/explore-products/view-all-doors/heritage-carriage-house?panel=bead-board&color=true-white&>window=closed-bb>
Long Bead Board, Closed LBB or Clear LP top, Color=Almond/Sandtone/Walnut

HOT TUB INSTALLATION

The following information items must be submitted to and approved by the ACC **prior to installation:**

1. Size – external dimensions, water capacity in gallons, weight & seating capacity
2. Manufacturer and Model – including motor style. Please note that the unit must be “silent” as found with a “Silent Flo” system. Include any optional features. Please note that no sound system is allowed.
3. Installation Location – please be exact in your description and include a drawing showing the footprint of the house and deck and distances from the property lines.
4. Color – both tub and exterior enclosure.
5. Any other pertinent information.
6. Approvals will be given on a case-by-case basis, as with any exterior change.
7. Spas and hot tubs creating noise which adversely affects any other owner’s enjoyment of his or her lot/home shall be prohibited. Filter cycling should be scheduled during daytime.

ANTENNAS and SATELLITE DISHES

Notifications: The Association must be notified in writing before the installation of any DBS (direct broadcast service), satellite dish, MMDS (wireless cable, antenna, or television (TBS) antenna (collectively referred to as “Antenna”).

Type/Size/Location: Installations are allowed on your lot (within homeowner’s property line) or your exclusive use common area(s), but not on common areas. These areas are defined in your governing documents. Antenna is preferably installed in rear of homeowner’s lot and not visible from common areas or street. If an acceptable signal cannot be received in the above location, the antenna must be installed in the least visible position from the street that can receive an acceptable signal.

Antenna over (1) meter (39.37 inches) in diameter or diagonal measurement are not permitted.

Installation: Installation shall be in accordance with all applicable building, fire, electrical, and related codes and a building permit shall be obtained if required by local ordinance. Wiring or cabling shall be installed to be minimally visible and blend into the material to which it is mounted or placed. The owners shall be responsible at his/her sole cost and expense for the maintenance of the antenna and the structure it is attached to. If removed, the owner shall promptly restore the residence to its original condition.

AIR CONDITIONING EQUIPMENT INSTALLATION REQUIREMENTS

Air conditioners are any mechanical cooling devices, which include but are not limited to, air conditioners, swamp coolers and evaporative coolers which are installed outside the homeowner's residence.

Architectural Control Committee (ACC) requests must be submitted and approved prior to start of installation. Requests should include Manufacturer/Model of proposed Air Conditioning equipment, and the exact location of installation (sketch or plot plan with AC equipment notated). All applicable city and local permits information should be included with the request.

1. External Air Conditioning equipment should be installed completely within homeowner property lines and should be located as far away as possible from neighboring windows to minimize noise disturbance. Equipment should not be in front of home (street facing)
2. No Air Conditioner equipment shall be mounted through a window, door, or hung on an exterior wall.
3. Indoor/Portable Air Conditioning Units utilizing a hose for ventilation (where ventilation does not protrude through window) are allowed.
4. Materials and installation methods must be completed in accordance with manufacturers recommended procedures.
5. AC equipment should not create unreasonable noise for adjacent property owners.

STORAGE ENCLOSURES

Storage Enclosures must be approved by the Architectural Control Committee (ACC). Homeowners must submit an application that includes blueprints or sketches, materials to be used, and a plot plan showing the proposed location of enclosure, including distance to all property lines. A City Permit should be obtained, approved, and included with application.

Storage Enclosures will be approved on a case-by-case basis, considering proposed location and its impact on neighboring properties (as determined by the ACC). The following guidelines will be utilized in the decision-making process.

1. Storage Enclosures should blend seamlessly in the neighborhood and home, reflecting the same appearance as the residence, including color, material, and architectural style.
2. Sketch or Architectural drawings (including side view) should be included with application.
3. Installation should be on the side or rear of the home in a location that is least visible from the street or common areas.
4. Storage enclosure must be a permanent structure, including a foundation.
5. List (or picture of) proposed materials including color should be provided.
6. Size should be less than 120 sq/ft.
7. TRPA permit should be included with application (to ensure adequate coverage)
8. Roof should be sloped at same angle and shingles should be of same type & color of home.

FIREWOOD STORAGE and DEFENSIBLE SPACE:

Defensible space is the buffer between your structure and the surrounding area.

Adequate defensible space acts as a barrier to slow or halt the progress of fire that would otherwise engulf your property. It also helps ensure the safety of firefighters defending your home, and our neighborhood. Defensible space is the first line of defense for your home against wildfire.

In line with local “Firewise” practices, and to protect the homes in our neighborhood from wildfire, the following requirements are being put in place for Tahoe Tyrol Homeowners:

1. Clear and maintain a 10ft buffer zone around the perimeter of your property. Please remove pine needles, pinecones, dead and dying grasses, branches, leaves, weeds, and any combustible material within the 10ft buffer zone, down to the dirt at least once per year in late spring/early summer (after snow melts in buffer zone). This includes the porch, stairways, and under areas of your home. Failure to comply with this requirement will result in the Tahoe Tyrol HOA hiring an outside contractor to perform this work, with associated costs being charged to the homeowner.
2. To limit the storage of personal firewood on HOA common areas, firewood should be stored within the homeowner’s property line. Firewood should be stacked a minimum of 5ft from your home (Outside of Zone 0, per SLT Defensible Space Standards) and completely covered with a high-quality, heavy-duty fire-resistant tarp that is earth-tone in color. Firewood should not be stacked in front of residence.
3. Exceptional circumstances requiring that firewood be stored outside of homeowner’s property line may be approved by Architectural Control Committee (ACC) upon written request. This will also require approval from surrounding neighbors (in line of site of proposed wood storage location).
4. Decomposed or nuisance firewood must be removed.
5. Wood (split or rounds) must be stacked neatly.
6. HOA and possibly TRPA approval must be received prior to removing any trees that may be considered a fire risk/hazard due to health of tree or proximity to residence.
7. The area between the front of the homeowner’s property and the street is an “Exclusive Access Easement” utilized for driveway and utility/water access to the home. Maintenance of this area, including defensible space requirement are the homeowner’s responsibility.

STORAGE UNDER STAIRS and CARPORTS:

Many of the homes in Tahoe Tyrol do not include a garage. As such, the only area available for storage is often underneath the carport or stairs.

To ensure that storage in these areas is not visible from the street or common areas, wood lattice should be used to screen the areas being used for storage. This will prevent an unsightly appearance in the neighborhood.

The lattice installation should be approved by Architectural Control Committee prior to installation. It should be flush with exterior borders, exhibiting a wood tone appearance which is harmonious with the stairs or carport to which it is attached.

PICKETS for DECKS, STAIRS, and WOODEN DRIVEWAYS/CARPORTS

“Pickets” are the baluster boards that attach to the support posts and top and bottom rails enclosing stairs, decks, and along railings of wooden driveways and carports.

The appearance of pickets is integral to the Tirolean theme showcased throughout our community. The following guidelines should be utilized for pickets in the community:

1. Pickets should meet all applicable city and local guidelines for safety. This includes distance between pickets.
2. Pickets will have a wooden appearance, with cut-out pattern reflecting Tirolean appearance. Picket patterns should match on all decks, staircases, carports, and landings.
3. Following are two examples. There are many different patterns, these are shown as a point for reference only.
4. The replacement of existing or new installation of pickets should be approved by ACC.



LANDSCAPING

Landscaping is an effective way to improve curbside appeal and improve property values. The unique nature of property lines (40' x 50') and positioning of home within the property line often create a situation where property in front of lot is within the HOA common area.

Landscaping and property beautification in the common area directly in front of a homeowner's lot is allowed, and encouraged, utilizing the following guidelines.

1. All Landscaping and exterior lot beautification projects should be approved by ACC.
2. Incorporate plant materials selected based on their ability to adapt to Tahoe's arid mountain climate and can thrive with minimal watering.
3. Consider environmental factors such as shade, sun, soil, wind, and drainage patterns.
4. Evaluate views and ensure that views of other homeowners will not be impacted when planted bushes, trees, shrubs reach maturity.
5. Only fire-resistant mulch material should be used.
6. Consider snow storage locations and select plants/vegetation that will spring back after the spring snow melt.
7. Be cognizant of your defensible space zone and maintain vertical and horizontal space requirements as advised by Firewise standards.
8. Under no circumstances should full trees be removed or cut-down for purpose of enhancing view, or to reducing pine needles dropping on roofs/property. ACC approval is required for any tree removal.

BEAR BOXES / TRASH RECEPTICLES

Tahoe Tyrol has a significant wildlife presence, including bears, coyotes, and many species of birds. Garbage should be secured in an approved bear-box or kept secure in a wildlife resistant container. Installation of new Bear Box's should receive approval from ACC prior to starting work.

Additional requirements for Bear Boxes and Trash Receptacles

1. Bear Box should be located within the homeowner property lines or within "Exclusive Use Access Easement" of the property.
2. The preferred location for a bear box is within 10ft of the curb on one side or other of driveway. This allows SLT Refuse to pick up garbage directly from Bear Box. Top of the Driveway, off to one side or other, is also acceptable to prevent snow from making bear box inaccessible.
3. Trash Containers (supplied by SLT Refuse) shall be maintained upon each Lot and shall be stored at the top of driveway away from street.
4. Please do not place both BLUE & GREEN bins at curb on same day, as only one or the other is collected on alternating weeks.
5. Bins should not be placed in street for collection, but instead in driveway/on top of curb (within a couple feet of street, and behind snow berm in winter)

6. Yard Waste (pine needles, etc.) can be placed in Green Container, Contractor sized paper sack, or personal refuse container. Yard Waste placed in plastic bags will not be collected.
7. Garbage stored in Bear Box should be kept in sanitary refuse container, with a lid attached. Refuse containers without a lid may not be taken to curb.
8. Garbage from Bear Box OR Black Bin (Animal Resistant) will be taken to curb – not BOTH. Please use only one or the other for garbage.
9. As a reminder, the Blue recycle container does not lock, so only clean recycle should be placed in this bin to prevent the contents being scattered by wildlife (Bears, Coyotes, etc)

HOLIDAY DECORATIONS

Homeowners may display a reasonable number of holiday decorations and lighting, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than 20 days thereafter. No ACC application shall be required. However, in the event the ACC determines the decorations and/or lighting are:

1. Excessive in number, size, or brightness.
2. Draw excessive traffic.
3. Unreasonably interfere with the use and enjoyment of the Common Area and/or adjacent property.
4. Cause a dangerous condition to exist.

The Homeowner must remove the decorations or lighting within 48 hours after receiving written notice from the Association.

SIGNS

No sign of any kind shall be displayed to the public view from any portion of the Development except that this restriction shall not apply to:

- (a) Signs required by legal proceedings.
- (b) Signs which by law cannot be prohibited.
- (c) A single sign of customary and reasonable dimension and design, complying with the Rules and located within homeowner property line, advertising the Lot for sale or rent.
- (d) A single identification sign which has been approved by the Board of Directors located identifying the number or address of the Lot and/or the name of the Owner of the Lot.
- (e) Signs approved by the Board located at or near any entrance to the Development identifying the Development.
- (f) Signs required for traffic control and regulation of streets or open areas within the Development.
- (g) Such other signs as the Board, in its discretion, may approve. The Board may adopt limitations on such signs including, without limitation, restrictions on the size of the signs, the duration of their posting, and their location.

MAINTENANCE

Residents are responsible for maintaining the exterior of their home, stairs, decks, roof, carports, driveways and other improvements in good order and repair and in a neat and attractive condition.

The maintenance obligation of each homeowner as to the home, stairs, decks, roof, carports, driveways and other improvements (including landscaping) on the homeowner's Lot shall include, without limitation:

1. maintaining, repairing, replacing, and restoring all exterior surfaces, fascia and soffits, awnings, trellises, decorative facades, gutters, screens, windows and doors.
2. cleaning, repainting and/or retaining, as appropriate, the exterior portions and/or surfaces of the improvements on a Lot.
3. pressure washing, cleaning and/or otherwise removing of mold, mildew and dirt from the improvements on the Lot.
4. repairing, restoring, and replacing all missing, broken and/or deteriorating roof(s), shingles or other components of the roof(s) and ensure that such roof(s) are consistent in appearance.
5. Maintenance and re-sealing as needed of a single paved driveway between the street and lot.
6. Landscaping on homeowner's property or installed by homeowner in common area's directly adjacent to homeowners' property.
7. Maintaining a defensible space zone of 10ft in line with Firewise standards