

Guidelines for Yard/Property Inspections Association of Bailey Farms

1. Basketball goals – In driveways (not the road) and in good repair (intact backboard) and so not to disturb adjoining neighbors.
2. Landscaping:
 - a. Grass – Mowed, not to exceed 6 inches in height and edged.
 - b. Sidewalks clear of clippings and debris.
 - c. Dead vegetation prohibited, Bushes should be trimmed and flower beds should be mulched and not overrun by weeds
3. Approved trailers, boats and RV's should be in your driveway or in your backyard, not on the street or in the grass and, ****per the covenants, only one such vehicle is allowed in the driveway.**
4. ****No motorized vehicle (including but not limited to cars, trucks, trailers, Go Carts, ATVs, RVs, Campers, and boats) should be parked on the grass or in the street.**
5. "permanent" play equipment should be in backyard in good repair
6. Debris - storage of any tools, equipment, landscaping items or miscellaneous materials etc should be out of view of the street.
7. Trash Cans must be kept stored and placed on the street no sooner than the night before pickup and removed from the street the day of pickup
8. Mailboxes should be in good repair, posts painted white with black numbers (modified 11/2021 to be consistent with the revision to the covenants)
9. Shutters, gutters, doors, decks and other components on the outside of the unit not faded or in disrepair, free of mold, matching the color palette of the community.
10. Pools – New pools require ARC approval. Pools must be fenced with a minimum of 6ft privacy fence with locking access. All pools must be maintained in working order, free of rust, algae and other unsightly conditions. These guidelines apply to in-ground as well as above ground applications.
11. Gutters, shutters doors and roofs should be replaced with the same color as originally built, or within the color palette guidelines of the ARC. ARC approval needed.
12. Fences should be composed of wood, wrought iron or PVC...no chain link. All fences need to be in good repair to include matching functional gates, no loose boards, structurally sound, without mold, or peeling paint. New fences need ARC approval.
13. Stand-alone storage buildings should be compatible with the home structure and be in good repair. New buildings need ARC approval.
14. Inoperable vehicles are not permitted. City of Jefferson defines an inoperable vehicle as one that does not function, does not have a tag or has an expired tag. –
15. Parking on the street is prohibited – (cars parked on the street for multiple days at a time or multiple times per week i.e. street used as a parking spot) .

**Modified January 25, 2022 – add to item 3, clarifying only ONE trailer, boat or RV per driveway. , inserted item 4 No motorized vehicle (including but not limited to cars, trucks, trailers, Go Carts, ATVs, RVs, Campers, and boats) should be parked on the grass or in the street. For clarification, Separated item 14 into item 14 and 15

Modified Nov 21,2021 to add post color to the standard about mailboxes due to a change in the covenants and to number and clarify the standards for easier reference