

On a monthly basis, violations are sent out to homeowners after an inspection of the neighborhood has been conducted. The following list covers some of the more common infractions.

The overall impression of your home should be all about its Curb Appeal and ultimately being well maintained and attractive, adding to the overall value of the neighborhood.

1. Lawns and Landscaping: Does the lawn and landscaping appear to be well maintained?

- The front yard has no bare spots and all plants and trees are living
- Trees and shrubs are trimmed or neat in appearance without the look of being overgrown
- Lawns are not higher than 5 inches between mowing
- Lawn edges are kept trimmed and do not appear to be taking over the edges, including those areas at sidewalks, curbs and the street
- Weeds are controlled or eradicated as best one can in lawns and cleared from planter beds
- Yard ornamentation is not excessive and is maintained
- All groundcover such as pine straw and bark is maintained and renewed as needed to be fresh and clean

2. Exterior Maintenance of the Home: Is the home maintained well and does it have curb appeal?

- The roof is in good condition, not missing tiles, patched or excessively stained
- Gutters are clean and do not have visible leaves, debris or plant material growing from them
- All trim and gutters are in place and do not appear to be in disrepair
- Siding is all in good order with no holes or rotting materials
- All paint or finishes including shutters are even toned, and not chipping or peeling
- Driveways and home exteriors are power washed from time to time to maintain a cleaner appearance

3. Outside Storage: What do the surrounding areas visible from the street look like?

- Garbage and recycling bins are stored out of view from the street when not at the curb for collection
- Storage of trailers, boats, RV's and vehicles not in regular use are stored behind the front façade of the home and are never permitted to be stored on the street
- Basketball hoops, bicycles, toys or other equipment should be collected and stored away after use, especially to discourage theft
- Any debris or items for collection or donation (311) should not be placed on the curb more than 24- hours prior to collection day
- Building and landscape materials may not be permanently stored in driveways or side yards where they are visible from the street

4. Miscellaneous Items:

- All local ordinances and laws apply to Raeburn Homeowners
- Our neighborhood is older, and our streets are not wide enough for on-street parking, this could prevent emergency vehicle access resulting in loss of property and even life
- Domesticated or common household pets are limited to 3 per household and may not be kept for commercial purposes. In addition, livestock and poultry are not permitted
- Pet owners are required to clean up after their pet(s) and at no time is any excrement to be left behind
- Metal buildings, garages, carports or other structures made of metal are not permitted
- Satellite dishes, antennas or other transmission devices should not be visible from the street
- Parking on lawns is not allowed citywide
- Be courteous; Raeburn CC&R's have general language pertaining to "Noxious, offensive, annoying or nuisances" that can be addressed by the HOA on a case by case basis