

# Homeowner's Handbook Cheat-Sheet for Annual Exterior Property Inspections



Annual property inspections will be  
conducted in May

Exterior inspections allow the HOA to maintain its community standards and property values year after year to attract new residents and keep existing residents. The property is reviewed for appearance, cleanliness, and overall condition. The following information is taken from the Homeowner's Handbook, which is available for download on the website.



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# *Exterior Inspections*

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Property ownership includes the responsibility for maintenance of all structures and grounds, which are a part of the property. This includes, but is not limited to items such as mowing grass, removal of trash, and minor structural maintenance.

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds and playground type of equipment. The exterior of all structures, including walls, doors, window, and roofs, shall be kept in good maintenance and repair.



## *Mowing & Lawn Care*

Turf areas need to be mowed at regular intervals, maintaining a maximum height of 6" and a minimum height of 2". Landscaping should look clean and polished. Make sure everything is trimmed properly — lawns, trees, and shrubs. This improves the community's overall look.



## *Landscaping & Gardens*

All landscaping must be neatly maintained at all times. Vegetable gardens will be limited to the rear yard only.



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## *Fences*

All fences must be properly maintained and kept upright and straight by the homeowner. They should be free from mold, mildew or dirt and free from vegetation growing on or through back side of fence. All fences shall be constructed from wood with a natural, clear coat, or pigmented stain of a natural wood tone.

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# *Exterior Inspections*

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## *Siding*

Over time, shaded parts of your home will become stained with unsightly mold, mildew, or algae on your house's siding. Siding should be cleaned and maintained regularly. Siding color should also match and be in good repair.



## *Solar Panels*

Solar panels are permitted by the board on a case by case basis and must maintain a low profile in appearance. There must be an ARC submission for review before installing solar panels.



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## *Storage*

Trash shall be collected and stored in covered trash receptacles and not solely in plastic bags. The storage of trash cans and/or recycling bins in the **front of any unit** is prohibited. No accumulation or storage of litter or trash of any kind shall be permitted on any lot.

Trash/utility enclosures, when located in the side yards, must be even or setback from the front face of the house. The enclosure must be **framed securely** and be either **natural wood finish** or **painted to match the house color or trim color**.

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# *Exterior Inspections*

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## *BBQ Grills*

Barbecue grills should be placed in the rear of the house and as far as practical from the adjacent property lines.



## *Hot Tubs & Pools*

Permanent above ground pools are prohibited. Kiddie pools are allowed in rear yards only. Plans for hot tubs and pools must be submitted to the Architectural Review Board. Copy of County approval should be submitted with detailed plans. Privacy screening is required.



## *Firewood*

Firewood shall be kept neatly stacked on a rack and located in the rear yard of the residence. It must be kept within the lot and under no circumstances is firewood to be stacked in the common area. Firewood piles must contain firewood only, no storage of debris.

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# *Exterior Inspections*

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## *Lamp Posts & Outdoor Lighting*

Exterior lighting should be chosen so as not to light up any area beyond that of the applicant's property.

Lamp posts should be maintained and in working order, replacing bulbs when they are blown.



## *Play Structures*

Recreational and play equipment, except basketball equipment, is restricted to rear and side yards. Primary play structures must be constructed from either natural wood or other materials with subdued earth tone color finishes. Peripheral equipment (i.e. swings, slides, and ladders) may be in other colors.



## *Storage Sheds*

Small storage units (under approx. 3' H x 5' L x 3' D) must be hidden from view from the front of the home. Any screening structure must be attached to the side or rear of the house, no larger than 4' deep x 8' long x 5' high, and constructed of framed privacy lattice in natural wood or painted to match the home. Larger storage units must be fully concealed and integrated with the house; visible prefab sheds are not permitted. Please consider neighbor sightlines.

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# *Exterior Inspections*

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## *AC Units*

Air conditioning units protruding from windows are prohibited.



## *Clotheslines*

Clotheslines are prohibited.



## *Rain Barrels*

Rain barrels will be permitted if they are appropriately concealed from view or disguised per rain barrel. The rain barrels must be commercially produced, 55 gallons or smaller and must be either a neutral color or match the color-scheme of the house.

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# *Exterior Inspections*

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## *Mailbox*

Mailbox door, post and numbers should be well maintained.



## *Gutters/Downspouts*

Gutters and downspouts must match those existing in color and design and must not adversely affect drainage on adjacent properties. Gutters and downspouts must be maintained by the owners.

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# Annual Exterior Property Inspections



## *The Big Picture*

Exterior property inspections allow the HOA to maintain its community standards and property values year after year to attract new residents and keep existing residents. The property is reviewed for appearance, cleanliness, and overall condition.

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## *Four Focus Areas*

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Maintenance of Home  
Maintenance of Landscaping  
Maintenance of Structures  
Storage

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# *Four Focus Areas*

## *An Overview*

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[View a More In-depth Explanation Here](#)



### *Maintenance of Home*

Siding  
Gutters  
Sidewalks  
Porch  
Driveway



### *Maintenance of Landscaping*

Yard landscaping  
Mowing  
Weeding



### *Maintenance of Structures*

Fence  
Deck  
Playground  
Mailbox



### *Storage*

Trash receptacles  
Firewood  
BBQ grills  
Tools