

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 also available for download at the link below.

[Download Handbook](#)



Exterior Inspections

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.



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.

Exterior Inspections



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.



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.

Exterior Inspections



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, located at least 4 feet from the house 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. Piles larger than two cords require approval. Piles longer than 6 feet should be 2 rows deep minimum. Piles must not exceed 4 feet in height for safety. Firewood piles must contain firewood only, no storage of debris.

Exterior Inspections



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

Storage sheds must be integral to the house. Rubbermaid-like or prefab sheds are not acceptable. The shed must be designed to respect the "visual rights" and aesthetic interests of neighborhood properties. Applicants should review all design criteria with respect to visibility, privacy and materials prior to design.

Exterior Inspections



AC Units

Air conditioning units protruding from windows are prohibited.



Clotheslines

Clotheslines are prohibited.



Rain Barrels

Rain barrels will be permitted in rear yards only and there is a limit of two (2) rain barrels per household. 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. All rain barrels must be well maintained.

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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.
