

COMMUNITY UNIFORM MAINTENANCE STANDARDS AND EXTERIOR APPEARANCE ENFORCEMENT POLICY

**Walden Neighborhood Homeowners Association
Mechanicsburg, Pennsylvania**

WHEREAS, the Board of Directors of the Walden Neighborhood Homeowners Association is charged with preserving and promoting the health, safety, welfare, property values, and overall appearance of the community in accordance with the Association's governing documents; and

WHEREAS, the Board recognizes that the visual condition and maintenance of exterior residential structures directly influence neighborhood appearance, long-term structural preservation, and the overall desirability of the community; and

WHEREAS, the Board finds that deterioration of exterior components, deferred maintenance, and inconsistent property upkeep adversely affect neighborhood aesthetics and may contribute to diminished property values and preventable structural degradation; and

WHEREAS, the Board seeks to establish a clear and uniform operational standard for inspection, identification, and enforcement of exterior maintenance requirements throughout the community;

NOW THEREFORE BE IT RESOLVED, that the Board hereby adopts the following Community Uniform Maintenance Standards and Exterior Appearance Enforcement Policy:

Section 1 — Purpose

The purpose of this Resolution is to establish and reinforce a formal operational standard requiring consistent maintenance of exterior residential surfaces and components in order to:

- a. Preserve community appearance and visual consistency;
- b. Promote long-term structural preservation;
- c. Reduce deferred maintenance conditions;
- d. Protect and enhance property values; and
- e. Maintain a high-quality and uniform neighborhood environment throughout Walden Neighborhood.

The Association recognizes that curb appeal is not solely an aesthetic consideration, but also serves as an observable indicator of ongoing structural care, preventive maintenance, and property stewardship.

Section 2 — Community Exterior Maintenance Standard

All owners shall maintain the exterior appearance and condition of their lot, residence, and visible improvements in a clean, uniform, orderly, and well-maintained condition.

Exterior conditions determined to reflect neglect, deterioration, or deferred maintenance shall constitute actionable maintenance violations when visible from streets, sidewalks, common areas, or neighboring properties.

Section 3 — Actionable Exterior Maintenance Violations

The following conditions shall be considered actionable violations subject to inspection and enforcement:

A. Siding and Exterior Wall Surfaces

Including but not limited to vinyl siding, fiber cement, brick, stucco, stone, wood, composite materials, and decorative exterior finishes:

Violations include:

- Visible dirt accumulation;
- Mold, mildew, algae, or organic staining;
- Significant discoloration;
- Fading creating visibly inconsistent appearance;
- Staining from runoff or environmental exposure;
- Warping, cracking, buckling, separation, or damage;
- Missing materials;
- Unwashed or neglected surfaces;
- Peeling or deteriorated painted surfaces;
- Conditions demonstrating deferred maintenance.

B. Trim, Fascia, Soffits, Shutters, and Decorative Exterior Components

Violations include:

- Peeling paint;
- Fading or discoloration;
- Rot or deterioration;
- Cracked or damaged materials;
- Missing components;
- Staining;
- Dirt accumulation;
- Visible neglect.

C. Garage Doors and Entry Features

Including garage doors, front entry doors, and related exterior features:

Violations include:

- Peeling paint;
- Denting;
- Visible deterioration;
- Dirt accumulation;
- Significant fading or discoloration;
- Staining;
- Mechanical damage;
- Failure to maintain a clean and uniform appearance.

D. Roofing Materials

Including shingles, flashing, vents, and visible roofing components:

Violations include:

- Missing shingles;
- Curling or damaged roofing materials;
- Moss, algae, mildew, or staining;
- Excessive discoloration;
- Visible deterioration;
- Deferred repair conditions;
- Conditions materially detracting from neighborhood appearance.

Normal weathering and aging consistent with expected material life shall not alone constitute a violation unless the condition creates a visibly deteriorated or neglected appearance.

E. General Exterior Conditions

Additional violations include:

- Accumulated dirt or debris;
- Unwashed surfaces;
- Neglected exterior maintenance;
- Noticeable inconsistency with established neighborhood standards;

- Conditions reasonably determined by the Association to reflect deferred maintenance or deterioration affecting community appearance.
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Section 4 — Inspection and Enforcement Procedures

The Association shall formally incorporate exterior appearance and maintenance review into the standard HOA inspection workflow.

Inspection procedures shall include:

1. Scheduled periodic community inspections;
2. Documentation of observed maintenance deficiencies;
3. Photographic records where appropriate;
4. Consistent application of standards across all properties;
5. Written notice to owners identifying deficiencies and corrective actions;
6. Reasonable cure periods as established by governing documents and applicable law;
7. Follow-up inspections to verify compliance.

The Board intends these standards to be administered consistently, uniformly, and without selective enforcement.

Section 5 — Aesthetic Deterioration and Deferred Maintenance Criteria

For purposes of inspection and enforcement, aesthetic deterioration shall include visible decline in exterior appearance that materially detracts from the uniform and maintained appearance of the community.

Deferred maintenance shall include circumstances in which maintenance, cleaning, repair, or replacement reasonably necessary to preserve exterior appearance or structural integrity has not been performed.

The Board specifically finds that aesthetic deterioration may serve as an observable indicator of broader maintenance concerns and therefore shall be incorporated as a review criterion within the Association's inspection process.

Section 6 — Community Appearance Objective

The objective of this Resolution is to maintain a consistently high-quality residential appearance throughout Walden Neighborhood and promote a visually cohesive community environment that reflects responsible property stewardship and protects long-term neighborhood value.

This Resolution shall be interpreted in conjunction with the Declaration, Bylaws, Rules and Regulations, Architectural Guidelines, and applicable Pennsylvania law.

ADOPTED this ____ day of _____, 2026 by the Board of Directors of Walden Neighborhood Homeowners Association.

Board President: _____

Board Secretary: _____