

# GLENMOOR

## “MAINTENANCE STANDARDS”

**As interpreted from the “Declaration of Covenants, Conditions and Restrictions (COVENANTS) for Glenmoor”**

### Home Maintenance

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Our houses are not only a place to call home but an investment as well. Financial analysts agree that all our investments need periodic reviews. That same care should be given to your home. It is often difficult to be critical of your primary investment, but try to look at your home in an objective manner. Often dealing with maintenance issues quickly will be more cost effective than waiting until “it gets really bad”. Listed below are some of the items that the BOD looks for in our efforts to ensure that the Glenmoor Standards are being met:

1. Is there any part of the home that is in visible disrepair?
2. Is the paint on the siding of the home dirty, faded, or splotchy?
3. Is there any rotten trim work or is the paint on the trim cracked and splintered?
4. Are there any missing shingles and are the gutters debris free and in good repair?
5. Is the home mildew free?

### Yard and Property Maintenance

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Our gardens can be a place to let our creativity shine. Everyone has different ideas on what will make their yard perfect. The BOD recognizes and applauds individuality in gardening and landscaping within the guidelines of our Design Standards and Covenants. Some of the items that the BOD focuses on when viewing the neighborhood include:

1. Is the lawn weed free, mowed, and edged along the driveway, street and flowerbeds?
2. Are the flower beds essentially Bermuda and weed free and do they have adequate ground cover?
3. Is the shrubbery neat and appropriately trimmed in appearance? Are there any dead shrubs in the landscape?
4. If you have a basketball goal, is it in a state of disrepair (i.e. broken net, broken back board, or rusty)?
5. How does the mailbox area look?
6. Is the driveway clean or in need of repair?
7. Are your garbage cans visible from the street or are they tucked out of the sight from your neighbors?
8. Is it possible for the homeowner to use their garage for its intended purpose, car parking?
9. Have there been any complaints of toys, bikes, sports equipment, etc being left in the street or on others property by the fellow neighbors?