

MASON OAKS

Community Association, Inc.

Property Maintenance Standards

March 1, 2020

Community Code # 2

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Property Maintenance Standards

General Responsibility – Owning a property in the Mason Oaks Community includes assuming responsibility for the proper maintenance standards of the exterior of the home, detached garage (if applicable), any exterior structure, such as fence or walls, the turf and installed landscape materials.

Maintenance of Houses and Existing Structures – As houses and structures such as sheds or decks age; their exterior appearance may degrade. Examples include, houses that may have trim boards that are chipped, peeling or rotted. House siding may rot or collect mildew, and siding, trim or a front door may be badly in need of painting. Screens may hang off doors and windows, and storm doors may be broken and hang from hinges. Decks and sheds may become unsightly and even unsafe as the wood deteriorates from aging and weather. In all cases, the overall neglected and unkempt appearance of the structures may impact the Mason Oaks Community as a whole, and could eventually lower property values. Each homeowner is responsible for maintaining and making necessary repairs.

Maintenance of Landscaping and Natural Areas – All portions of a lot that are not improved by an impervious surface or a structure must be maintained with grass (or other vegetation installed by a builder, or ground cover approved by the DRC). No bare earth may be exposed on a lot (except flower beds with appropriate approval).

Any natural or planted areas also require regular maintenance. Homeowners must always take into account erosion, drainage onto neighboring properties, or flooding when they make modifications to their yard. Any dumping of branches, grass clippings, leaves, mulch, or dead plants onto Mason Oaks Community property is prohibited. The homeowner must maintain all trees and plantings not already maintained by the Mason Oaks Community Association.

Maintenance of Yards – Bags of trash should always be kept in airtight containers, and should be stored out of sight. Trash must be placed in designated areas to be picked up on pickup days. Yards are not areas for the storage of items, and they should be cleaned of litter, debris and old newspapers on a regular basis. Construction materials required for the improvement of a home or lot should be neatly stored in as unobtrusive a location as possible on the lot while work is underway.

Turf Areas – Homeowner owned areas not maintained by the Mason Oaks Community Association must be kept neatly mowed by the homeowner during the growing season. Any dead plants, shrubs or trees not maintained by the Mason Oaks Community Association should be immediately removed. Turf areas should be kept as weed free as possible. At no time should weed cover exceed more than ten percent (10%) of the total turfed area. Turf shall not be permitted to grown more than six (6) inches in height.

Landscaping – All hedges, trees and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning.

Property Maintenance Standards – Guidelines

The following kinds of maintenance problems may be cited for violation. This list should not be viewed as all-inclusive.

Attic Vents

- Rusted and in need of paint
- Removed and area filled in with unapproved material

Decks

- Trim boards are rotted, in need of paint
- Lattice is in disrepair
- Deck boards need replacement
- Railings are falling over or unstable

Decorative Objects

- Placed in the wrong location
- Unapproved objects
- Holiday Decorations displayed outside the allotted timeframe

Doors

- Broken or missing panes of glass
- Torn screens
- In need of paint or painted in a nonconforming manner

Driveway Extensions

- Unapproved material
- Unapproved widening or modification in disrepair

Fences

- Broken and falling
- Missing sections
- Replaced but not matching existing
- Posts missing

Furniture

- Stored or placed in front or side yards
- Impedes mowing/maintenance of yards

Gardens (Vegetables and Herbs)

- Weed growth
- Unkempt

Gutters and Downspouts

- Unattached to house
- Not draining properly

- Nonconforming color
- In disrepair

Hot Tubs (Outdoor Spas)

- Within view of street
- Exterior of hot tub is faded or peeling

Irrigation

- Adverse drainage being created
- Spray hitting neighbors lot or house

Landscaping

- Dead grass
- Dead shrubs
- More than ten percent (10%) of yard is covered in weeds
- Unmaintained landscape beds
- Unapproved ground covering
- Landscape border unapproved or in need of maintenance

Lighting; Exterior

- Lights shining onto neighboring properties or common area
- Lighting placed on common area
- Unmaintained

Mechanical Systems

- Unscreened by landscaping
- Unpainted or chipped vents

Painting; Exterior

- Paint chipping or fading on trim boards and siding
- Color nonconforming

Patios

- Unmaintained with grass growing through patio pavers
- Cracked or in disrepair

Recreation and Play Equipment

- In disrepair
- Cracked, chipped, faded or in need of painting
- Portable equipment stored in view from the street
- Unscreened by landscaping

Retaining Walls

- Unscreened by landscaping
- Unmaintained
- Not level or structurally sound

Roof

- Shingles missing

- Deterioration
- Non-approved type or color

Satellite Dish

- Larger than one meter in diameter
- Unscreened when placed at ground level
- Placed on front roofline of the house.

Screened Porches

- Screens torn

Security Bars

- Placed on windows and in view of the street or neighboring properties

Security Cameras

- Large and obtrusive
- Viewing angle directed at common area or neighboring properties

Shutters

- Broken or missing slats
- Not securely attached
- In need of paint
- Nonconforming style

Signs

- Other than temporary approved Real Estate For Sale signs in HOA furnished sign holders placed on property

Skylights

- Rusted, chipped, or not painted to match roof shingles
- Nonconforming with approvals
- Nonconforming location

Solar Panels

- Loose or uneven, not professionally maintained

Stone Façade

- Missing stones
- In disrepair
- Non matching color

Storage Shed

- Exceeds size requirements
- Unpainted or in need of paint
- Damaged or in disrepair

Tree Removal

- Tree was removed and not cleaned up
- Approval was not sought nor granted before removal

Walkways

- Unmaintained, in disrepair or cracked

Wells

- Unscreened by landscaping
- Taller than eight (8) inches

Windows

- Do not match the existing house windows
- Broken panes
- Torn screen
- Missing mullions
- Fogged or stained glass cause by failed thermo pane seals
- Windows deteriorating

Yards

- Items place and stored in front or side yards that are not approved or preapproved