

Homeowner Maintenance and By-law Checklist

Use this form to ensure your home is compliant with the covenants and to the safety expectations of our community. This checklist will be used every month by the management company to inspect and assess your compliance with our covenants. **If your answer to any of these questions is YES, please correct the problems you identify within 30 days. Correct items marked with an * immediately because those items violate city code.**

Street, Parking and Mail

- *Is your vehicle, commercial vehicle, boat or RV parked in the street for more than 24 hours?
- Do you park on the street when your garage or driveway is empty?
- *Do you park facing the wrong way on the street?
- *Do you park in front of a driveway or block the sidewalk?
- Does your vehicle leak oil or fluid on the street?
- Do you use sporting equipment, basketball hoops, or other play devices in the street?
- Do you blow cut grass or dirt into the street after lawn maintenance?
- Is your trash receptacle facing the wrong direction? (note directions on the top of the container)
- Do you park in a position that blocks the mail delivery truck from pulling in front of your mailbox?
- Does your mailbox need painting or to be replaced?

Yard

- Do you make alterations to your yard or landscape without using the ARB approval process?
- *Do you water more than two times a week, or disregard the city rules on watering?
- Does your yard need edging or mowing?
- Is the material used to border or fill your flower beds inconsistent around the home?
- Does the ground cover, mulch or bedding need to be replaced?
- Does your yard have overgrown weeds, brown spots or dead grass?
- Do your hedges, landscape or trees need trimming?
- Are there any dead tree limbs, palm fronds or shrubbery?
- Are there mildew stains on the sidewalk or driveway?
- Do you have toys, basketball nets or any sporting equipment visible when not in active use?
- Is the garbage bin or yard debris visible on days not scheduled for collection?
- Do you throw trash, clippings, or dirt into our lakes or common areas?
- Do you fly faded flags, have clutter, signs or other objects in the yard that need to be removed?
- Is your fence old, weathered, uneven or does it need to be stained or replaced?

Home

- Do you make alterations to your home exterior (paint, fixtures, fencing, edging, tree addition, tree replacement & décor) without going through the ARB approval process?
- Is your satellite dish visible from the street?
- Is your pool pump, air conditioner or any other home utility equipment visible from the street?
- Has it been more than five years since your home was painted?
- Is your home exterior paint faded?
- Are there cracks or mildew on your home exterior?
- Are there mildew stains or black streaks on your roof?
- Do any of your shingles, windows, fixtures or screens (including pool) need repair or replacement?

Children and Pets

- *Do your children need be reminded it is the law to wear bike helmets when riding their bikes?
- *Do your children play in the streets unattended and obstruct traffic?
- *Do you allow your dog to run loose without a leash?
- Is your dog aggressive with other people, children or other dogs?
- Do you disregard the courtesy of picking up after your dog in your neighbor's yard, on the common grounds or on the sidewalk? (neighbors are watching and are not happy with you!)

Safety and Courtesy

- *Do you or your novice driver(s) drive faster than 25 mph on our community roads?
- *Do you roll through stop signs, block the opposing traffic lane or drive in the middle of the street?
- *Do you ever drink and drive through our community?
- When you walk at dawn, dusk or at night do you walk in the street and wear dark clothing?
- When you or your children play music outside, is it too loud or contain rap obscenities?
- Do you (your alarm systems or children) violate the 10:00 P.M. noise curfew for the community?
- *Do you violate city and community fireworks restrictions?

Please be safe, courteous, maintain your home and keep your neighborhood beautiful!
Our property values depend on everyone taking good care of their homes!