

## PROPERTY MAINTENANCE STANDARDS

- A. All portions of a Lot which are not improved by an impervious surface or a structure must be maintained with grass, landscape plantings or mulch. No bare earth may be exposed on a Lot. The use of gravel, river rock or other non-plant based ground cover is restricted to limited use such as to assist with drainage at the termination of a downspout or air conditioning condensate line. These materials may not be used as primary ground cover on a Lot. No artificial turf, flowers or other materials are permitted.
- B. All turf areas on a lot must be kept neatly mowed, trimmed and edged to a consistent height. Turf may not be permitted to exceed six (6) inches in height at any time.
- C. Turf areas and other vegetation are to be watered during dry periods, unless restrictions are imposed by the water authority. Any dead plants, shrubs or trees are to be immediately removed and replaced with similar landscaping material the following fall or spring, whichever is sooner.
- D. Turf areas and mulched landscape beds are to be kept as weed free as reasonable. At no time shall weed cover exceed more than twenty-five percent (25%) of the total turf area or 10% of mulched areas.
- E. No trash, debris or related containers may accumulate or be stored in a visible location on a lot. Construction materials required for the improvement of a home or lot are to be neatly stored in as unobtrusive a location on the lot as possible when not in use.
- F. All hedges, trees and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning. Tree stakes are provided when young trees are installed but are to be removed after one (1) year. If the stakes are left in place it can cause damage to the growing tree and become unsightly. All trees, plants and other landscaping materials shall be maintained such that they do not encroach on sidewalks. Tree limbs shall be pruned to a height of at least 8' above the sidewalk to provide unobstructed access.
- G. The exterior of a home must be maintained in an attractive manner. No significant blistering or peeling of exterior painted surfaces is permitted. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be repaired as quickly as possible.
- H. Mailboxes must be maintained to be functional and in good condition and repair. The use of reflective house numbers on the mailbox is strongly encouraged. The use of decorations on a mailbox is discouraged and the guidelines for Holiday Decorations apply.

- I. If a carriage light, or other type of lighting designed to operate automatically from dusk to dawn, is connected to the dwelling located on an Owner's Lot, such Owner shall be responsible for the daily operation and ongoing Upkeep of such light. If replacing the bulbs in the lamp does not render it operational, there may be a problem with the sensor on the post, the breaker and/or the wiring. Consulting with your neighbors, builders' warranty department, or a licensed electrician, may be your best resources for resolution.
  
- J. The Association requires residents to clear public sidewalks adjacent to their property of snow and ice as per the Loudoun County Ordinance.