

HOME AND PROPERTY MAINTENANCE GUIDE



Addendum to: ACC Rules and Regulations

Board approved: July 20th, 2016

A Visual Reference

This guide serves as a visual reference of the maintenance and property requirements as outlined in our CC&R's primarily, but not limited to, Article III, Section 14 and the ACC Rules and Regulations Document Section 4.0. It is the ACC's desire through this document to have homeowners understand the interpretation and expected standards of our community.

Home

- * Repainting, refinishing, or repairing exterior roof and siding shall be done when it becomes apparent that such work is needed to maintain high standards of condition.
- * Gutters shall be cleaned and checked for adequate support to the roof line.

“Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care...it is about the safest investment in the world.” - Franklin D Roosevelt



Above: Failure to meet the standard.

Above: Meeting the standard.

Tip: Down spouts should be checked for reliable connection to sewer systems (e.g. French drains, etc.).

Tip: Inspect to insure that any non-treated wood surface are not coming into contact with the ground (e.g. house siding, etc.).

Tip: Look for signs of dry rot or swelling around window frames and siding.



Above: Not meeting standard.



Above: Meeting standard.

Planting Beds and Garden

* Beds shall be kept weed free and have a top dressing such as mulch or beauty bark applied if you see rocks, exposed tree/shrub roots, etc. (Native growth debris is not acceptable bed coverage).

Roofs

* Roofs shall be kept well maintained, generally free of moss and debris, and periodically cleaned when needed.

Tip: Roof maintenance may correspond well with gutter cleaning and maintenance.

Tip: Cleaning and treatment is generally required every 2-3 years.

Tip: Trees, shrubs and other foliage should be trimmed such that they do not allow easy access to the roof by local vermin such as roof rats, squirrels, raccoons, etc.



Above: Not meeting standard. Below: Meeting



Your Lawn

- * All lawns must be maintained disease and moss free and kept mowed for appearance and cleanliness (grass clippings should be mulched or picked up).
- * Irrigation systems must be kept operational and used on a regular basis during the summer months (exceptions shall be made by the ACC in time of drought, etc.)
- * Edging shall include all sidewalks plus tree/shrub beds (common areas not included as this is taken care of by the HOA).



Above: Not meeting Standard.



Above: Meeting standard.

Sidewalks

- The sidewalk in front and/or adjacent to your home is your responsibility to keep clean (pressure washed) and weed free in cracks and joints.

Tip: Pressure washing not only of the asphalt sidewalk but cement curb is preferred.

Note: Common Use areas adjacent to your property are the responsibility of the HOA

Below: Not meeting standard.



Below: Meeting standard.



Garbage Cans and Clutter

- * Garbage canisters shall be stored in the garage, in a pre-existing shed or golf cart garage, behind the front plane of the home, or against the side or backside of the home (preferably obscured from street or golf course view).
- * Garbage canisters cannot be stored against or in front of any front facing surface of the home without exception granted by the EF Rules and Regulations Committee. They cannot be stored in garden beds, lawn, or driveway.

Tip: Canisters can be put on the curb the evening before pick up. To avoid the appearance of a vacant home, canisters should be put back in their approved storage location by the end of the pick up day.

- * Tools, equipment and ladders shall be stored inside or obscured from view of the street or golf course.
- * APPROVED play equipment shall be kept clean and neat in accordance with other general conditions. Typically free from dirt and moss and preferably screened from view of the street or golf course.



Above: Not Meeting standard.



Above: Meeting standard.

Fences and Rockery

- * Fences or rockeries not part of common use areas are the responsibility of the homeowner. They must be kept in a clean and well maintained condition free of moss and plant overgrowth.

Trees and Shrubs

- * All trees and shrubs must be maintained disease free and kept trimmed for appearance and cleanliness.
- * There shall be no overgrowth such that common areas and side-walks are blocked or neighbors foliage is being choked out along the property line.

Tip: Trees, shrubs and other foliage should be trimmed such that they do not allow easy access to the roof by local vermin such as roof rats, squirrels, raccoons, etc.

Tip: Individual homeowner property lines are the responsibility of the homeowners. Please be considerate when it comes to the points above.

Contact Us:

If you have additional questions and would like a member of the ACC to discuss an issue with maintenance please contact us at:

acc@echofallshoa.com

Visit us on the web at www.echofallshoa.com

Thank you for valuing your home and our community!



Above: Not Meeting standard.



Above: Meeting standard.

Drive Way Pillars and Lights

- * Driveway lamp posts shall be kept clean, free of debris with lights in working order.
- * Homes with house numbers embedded in the pillar shall insure the numbers are viewable from the street and lighting (if applicable) is in working order.

Note: Pillar lighting is a critical means of identifying your house in the event of an night-time emergency and is the only source of street illumination in our neighborhood.