

ARBOR VILLAGE HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE

GUIDELINES FOR EXTERIOR HOME MAINTENANCE STANDARDS OF CARE AND APPEARANCE

The Architectural Control Committee (ACC) under the direction of the Board has developed a standard for exterior home maintenance within Arbor Village. This standard sets expectations for routine exterior home maintenance which is required without exception throughout the community and will be upheld to preserve property values and to ensure that Arbor Village remains an attractive place in which to live.

The standard includes:

1. Fences

- Broken or missing boards in the fence or gate that is visible from the street must be repaired or replaced as necessary. Gates must be hung straight on the hinges and repaired as necessary.
- Fences and gates that are visible from the street must be repainted when the existing paint becomes chipped or faded.
- Fences and gates which are visible from the street must be cleaned as necessary to control moss, algae, and dirt and maintain an attractive appearance.
- Construction of a new fence requires the approval of an ACC request form which can be obtained from the WPM Property Manager. The portion of a newly constructed fence which is visible from the street must be painted with the approved Arbor Village fence paint color.

2. Painting

- Siding and window trim which is visible from the street must be repainted whenever the paint becomes chipped or faded.
- Siding and window trim which is visible from the street must be cleaned as necessary to control moss, algae, and dirt and to maintain an attractive appearance of the property.
- Garage doors must be repainted whenever the paint becomes chipped or faded and cleaned as necessary to control moss, algae, and dirt. Garage doors must be repaired or replaced when they are damaged to maintain an attractive appearance of the property.
- Painting the home's exterior a different color from the existing color requires approval of an ACC request form which can be obtained from the WPM Property Manager. When repainting the home exterior in the existing color, an ACC form is not required but is recommended as a courtesy to notify the Property Manager and to maintain accurate documentation for the property.

3. Moss Treatment

- Moss and algae growing on the roof, siding, or concrete surfaces which are visible from the street must be removed to maintain an attractive appearance of the property.
- Moss, weeds, and algae growing on the surface and inside of gutters which are visible from the street must be removed.

Management will make routine inspections to ensure exterior home maintenance is being performed. Fines will apply to those homeowners whose home exterior does not meet this standard.