

Heron's Landing HOA Maintenance Standard

This Maintenance Standard provides a list of items to ensure the properties in the Heron's Landing Development are maintained and in compliance with the covenants.

A. House

1. Roof is clean and free of debris, dirt, algae, mold, mildew, and other stains. No loose or missing shingles exist.
2. Gutters, fascias, soffits, and downspouts are clean and free of debris, dirt, algae, mold, mildew, and other stains.
3. Gutters, fascias, soffits, and downspouts are maintained in good working order (i.e., not missing or damaged).
4. Home exteriors are free of debris, dirt, algae, mold, mildew, and other stains.
5. Paint is in good condition (i.e., paint is not peeling or flaking.)
6. Paint is consistent in color with no streaking or fading .
7. All windows and doors, including their components, are in good working order and are maintained in a neat and attractive appearance. This also includes all garage doors.
8. Screening on lanais or front entrance is not ripped or missing.

B. Fences

1. No broken slats or posts.
2. Fence is clean and free of debris, dirt, algae, mold, mildew, and other stains.
3. Paint is in good condition (i.e., paint is not peeling and is consistent in color with no streaking or fading.)

C. Sidewalks, Walkways and Driveways

1. Sidewalks, Walkways and Driveways are clean and free of debris, dirt, algae, mold, mildew, and other stains.
2. Sidewalks, Walkways and Driveways are free of weeds and grass.
3. Walkways and Driveways are free of any cracks, damage, erosion, or changes in elevation which may be deemed as hazardous or unsightly.

D. Lawn and landscaping

1. Grass mowed and trimmed so as not to exceed five inches (5") in height.
2. No dead grass in the lawn that is greater than 3 ft by 3 ft in area.
3. Landscaping beds are free of weeds and other unsightly growth.
4. Trees are trimmed to hang no lower than 7 ft over the sidewalk .
5. No tree stumps visible; they must be cut at or below ground level.
6. No dead trees and/or bushes . Dead trees and/or landscaping shall be timely replaced with like trees and/or landscaping.

7. Bushes and landscaping trimmed and pruned so that they do not block the sidewalk.
8. Bushes trimmed and pruned in an aesthetically appealing manner and not overgrown.
9. Concrete landscape curbing , decorative block, bricks, and any other material used as landscaping borders are maintained in a neat and attractive manner and clean and free of debris, dirt, algae, mold, mildew, and other stains.
10. Concrete landscaping curbing, decorative block, bricks, and any other material used as landscaping borders are not cracked, chipped, broken, or displaced from its original design.

E. Mailboxes and Posts

1. Mailboxes and posts are maintained in a neat and attractive manner.
2. Mailboxes and posts are clean and free of debris, dirt, algae, mold, mildew, and other stains.
2. Paint is not peeling, cracking, or flaking and consistent in color with no streaking or fading
- 3.. Mailbox numbers are intact and do not show signs of deterioration such as peeling or chipping.

F. Other

1. No personal property, including but not limited to hoses, lawnmowers, wheelbarrows, etc may be stored in the front of house or be visible from the street.
2. No yard waste, trash cans, or other containers may be stored in front of the house or be visible from the street except on the day trash is picked up.

Notes:

This standard is not all inclusive as it does not include all the items in the Herons' Landing covenants that are required to keep a property in good repair.

Approved by Herons' Landing Board of Directors on 7/21/16

James McSeveney, President

