

# Avondale Glen Homeowners Association

P.O. Box 175, Poulsbo, WA 98370

## **Property Maintenance Standards**

Pursuant to Article 8 Section 1, Article 8 Section 2, Article 9 Section 3 and Article 9 Section 16 of the Avondale Glen Covenants, Conditions and Restrictions (CC&R), the Homeowners Association (HOA) intends to establish basic guidelines for the maintenance and upkeep of the homes within the community. These standards are intended to preserve and protect the appearance of the community over time. It is the Owner's responsibility to maintain the property in a neat, clean and attractive condition at all times.

### **HOME**

Homes must be maintained such that there are no visible maintenance needs. Any external home maintenance that is obvious to a casual observer from the street must be addressed. This includes, but not limited to, the following:

- Cracking or peeling exterior paint
- Mildew on siding or trim
- Broken windows
- Bent or loose rain gutters
- Missing roof shingles or siding
- Vegetation growth in gutters
- Missing/damaged fence post or planks
- Fence gates not in good working order
- Exterior light fixtures not in good working order

**REMINDER: All paint and stain projects need the approval of the Architectural Control Committee (ACC). Any changes to the exterior of the home also needs approval of the ACC.**

### **EXTERIOR STRUCTURES**

Exterior structures such as garden sheds, play structures, decks, pergolas, trellises, etc. must be maintained to have an attractive appearance and in good working order. Any maintenance needs must be addressed. This includes but not limited to, the following:

- Cracking or peeling exterior paint

- Faded stain
- Unsafe structures
- Missing or damage wood pieces
- Structures with caked on dirt, moss and mildew

**REMINDER: All exterior structures must be approved by the ACC prior to erecting them. These structures must be kept at least 5 feet from the property line.**

### **DRIVEWAYS & SIDEWALKS**

Driveways and sidewalks in front of the home must be maintained free of residue such as oil and chemical spots. Vegetation will not be permitted to grow in paved areas and must be treated or physically removed. It is the Owner's responsibility to remove snow from the sidewalk and driveway. Large cracks in driveways must be repaired. Large cracks in sidewalks must be reported to the HOA board of directors. Sidewalk repair is the responsibility of the HOA, not individual homeowner.

### **LANDSCAPING**

Homeowners shall be responsible for the maintenance and upkeep of landscaping. All areas of the property; front yard, backyard, side yards and areas between fence and sidewalk are to be kept neat and free of debris. The following are the minimum acceptable standards for this community:

#### **LAWNS**

- Lawns shall be mowed frequently. During the growing season (April – October), lawns should be mowed every 7- 10 days.
- Year-round, any lawn vegetation should be no more than 6" in height. This includes the areas of the lawn that adjoins structures, hardscapes, fences, etc. that cannot be easily trimmed by a conventional lawn mower.
- Residents are required to trim or "edge" areas of their lawn adjacent to driveways and sidewalks.
- Lawn clippings should be removed from all surrounding surfaces.
- The appearance of the lawn during the growing season should be dense and predominantly green in color. Residents should water lawns frequently unless watering restrictions are in place. At no time during the growing season should lawns be more than 50% brown or yellow, unless unseasonably cold weather has prevented greening.
- At no time should a lawn area be more than 10% weeds. Residents must take care to either pull weeds by hand or apply chemical treatments to reduce weeds.

## **FLOWER BEDS**

- Residents should maintain bedding areas by regularly pulling weeds and grasses by hand or treating the areas chemically.
- Dead plants or shrubbery should be removed/replaced.
- Shrubby should be neatly trimmed and never allowed to obstruct the sidewalk. Shrubby size should be visually appealing, symmetrical and proportionate to the property.
- All exposed beds should be mulched with natural wood in earth tones or pea gravel in earth tones

## **TREES**

- Trees shall be kept neatly trimmed so as to be visually appealing, symmetrical and proportionate to the property
- Dead trees should be immediately removed
- Trees should be trimmed to provide full access to sidewalks and should not unreasonably encroach on private property.

## **MISCELLANEOUS**

- Keep sidewalks, driveways, plant beds, and lawns clear of fallen leaves and other debris.
- Do not dump grass cuttings, leaves, limbs, branches or other debris in open spaces.
- Foreign objects that are not reasonably considered part of the landscaping should be removed from the yard. These include bicycles, toys, tools, trash, yard trimmings and other objects or materials not normally associated with yard decorations.
- 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.
- Decorations during the holidays are permitted, however, they must be removed within 2 weeks after the holiday.
- Landscape lights are permitted and must be in good repair.
- Signs are not permitted to be displayed on any lot. Exceptions are political signs, real estate signs and HOA contest winner signs.
- Furniture designed for outdoor use may be placed in the front yard but only on the porch.

## **ENFORCEMENT FOR NON-COMPLIANCE**

Property maintenance shows courtesy and respect to neighbors and the surrounding community. Any member of the Association has the right to complain if another member is not properly maintaining his or her property.

If a homeowner is found to be not in compliance with these standards, the HOA Board will implement the fine schedule.

### **Procedure**

- First infraction- Violation notice will be sent to the homeowner(s) listing infraction and a deadline to remedy the issue will be given. Homeowner(s) will have their membership voting rights suspended until violation is fixed (CC&Rs section 3.2)
- Second infraction or failure to meet deadline - A violation notice will be sent, \$50 fine will be assessed and a new deadline to remedy the issue will be given.
- Third infraction or failure to meet deadline- A violation notice will be sent, \$100 fine will be assessed and a new deadline to remedy the issue will be given.
- Fourth infraction or failure to meet deadline- A final violation notice will be sent and a \$150 fine will be assessed. Board will obtain a work order from a court to have infraction fixed by a contractor of the Board's choosing. All expenses will be the responsibility of the homeowner(s).

To view the fine schedule in its entirety, please visit [www.avondaleglen.com](http://www.avondaleglen.com) and click the "Governing Documents & Forms" tab.

**These Maintenance Standards are subject to amendment by the HOA Board at any time by a vote and adoption of the amendment. Last updated 10/8/22**