

# Cambridge Greens of Citrus Hills Property Maintenance and Appearance Guidelines

## Foreword

In December of 2008, the property owners of Cambridge Greens passed a new Deed Restriction (2.13) addressing maintenance and appearance of properties in the community. The language of the new restriction authorized the board to provide guidelines to define the standards for property appearance and maintenance.

In that same meeting, the board appointed a committee of property owners to address the issue. The guideline's below were presented by that committee and were approved at the May 2009 board meeting.

The Deed Restrictions are our governing documents. The guidelines are provided to clarify some issues that are covered by the deed restrictions and to address other issues which our restrictions do not cover.

### **DRIVEWAYS AND WALKWAYS:**

- Driveways and walkways shall be kept in good repair and maintained in a neat and attractive manner with regard to grease, oil, stains, mold, mildew, vegetation and other debris.

### **ROOFS:**

- Roofs shall be kept repaired and maintained in a neat and attractive manner with regard to mold and mildew.

### **DECORATIVE PLANTINGS and FLOWER BEDS:**

- Owners shall keep shrubs, trees, plantings and surrounding flower beds neatly trimmed and maintained in a neat and attractive manner with regard to trash, large weeds, or other unsightly material.

### **LAWNS:**

- Lawns shall be maintained in a neat and attractive manner with regard to weeds, scarring and lawn debris, taking into account weather conditions, the time of the year and county watering bans.
- Lawns shall be maintained at a height no greater than eight inches.
- Lawns abutting driveways and streets shall be neatly trimmed.

## **BUILDINGS:**

- Buildings, including houses, sheds, fences and landscape features shall be kept in good condition and maintained in a neat and attractive manner with regard to fading, chipping and peeling paint and mold and mildew.
- Outside color schemes shall be compatible with other homes in the immediate neighborhood and shall be in the earth tone family of colors.
  1. Earth tones are a color scheme that draws from a color palette of browns, tans, grays, greens, and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks. Many earth tones originate from clay earth pigments, such as umber, ochre, and sienna.

## **VEHICLES and BOATS:**

- Recreational vehicles and boats may be parked at a residence for a period not to exceed 72 hours, in any seven day period for the purpose of preparing such vehicle for use or unloading, cleaning, and maintenance after use.
- Personal or work related vehicles with signage or advertising shall not be visible when viewed from the street

## **SIGNAGE:**

- Signage indicating a contractor's name and telephone number is permissible for display only while the contractor is performing the work on the property. When the work is completed all commercial signage must be removed.