

## STATEMENT OF COMMUNITY EXPECTATIONS

### COMMON UNDERSTANDING AS TO EXTERIOR MAINTENANCE

It is not possible for the Flints Grove Home Owners Association (“Association”) to set a clear, objective standard for every possible condition. Depending on the resources and inclinations of the Owners, some properties will be better maintained than others. If the condition of a Lot or Dwelling has deteriorated to the point where it stands out relative to most other Lots and Dwellings, then the Owner should feel obliged to improve the condition of the Lot or Dwelling. Our goal is simply to help the Owner maintain the value of the Lot or Dwelling, the surrounding Lots and Dwellings, and the Property as a whole.

The following numbered paragraphs describe the common expectations of the Members of the Association for exterior maintenance of Lots and Dwellings in the Association. This Common Understanding as to Exterior Maintenance was presented to and approved by the Architectural Control Committee and the Association's Board of Directors in February 2008. The paragraphs were presented to the members of the Association in advance of the 2008 Annual Meeting of the Association and adopted as additional rules of the Association as contemplated by Article VIII, Section 2 of the March 18, 1982 Declaration. These paragraphs are in addition to all other obligations and rules set forth in the Declaration (the “Declaration”). Examples set forth in the paragraphs are not exhaustive lists of items which should be kept in good repair. Except as defined in this document, terms used in this document shall have the same meaning as terms defined in Article I, Section 1 of the Declaration.

Each Lot and Dwelling, whether occupied or unoccupied, shall comply with the following requirements:

1. Maintenance of Dwellings. The Declaration provides: “The owner of any lot shall at his own expense, maintain his lot and dwelling, and any and all appurtenances thereto, in good order, condition and repair and in a clean, sightly and sanitary condition at all times.” (Article V, Section 1 at page 7) Items such as exterior paint, windows, doors, garage doors, decks, lights, fences, retaining walls, siding, screens, basketball hoops, mail boxes, and trim shall be repaired in good time.
2. Landscaping of premises. The landscaping of premises shall be maintained in an orderly state with lawns and bushes trimmed and free from becoming overgrown, free from tree stumps, dead trees, or dead shrubs, and free from being littered or unsightly where such would constitute a nuisance or a blighting effect on nearby property. Owners should remove fallen leaves from yards and the street gutters with reasonable promptness to prevent them from being blown onto other owners’ yards or clogging storm drains.
3. Noxious plant growth. All exterior property areas shall be kept free from species of weeds or plant growth which are noxious or detrimental to the public health, including poison ivy.

4. Sanitation. All exterior property areas shall be maintained in a clean and sanitary condition, free from any accumulation of litter, rubbish, refuse, trash or garbage, including but not limited to paper, boxes, cans, bottles, tires, construction materials, trimmings from lawns, hedges, shrubs or trees, fuel oil, lubricating oil, gravel, broken stone, mortar, and unused accumulations of mulch, hay, straw, manure, shavings, sawdust, coal, or ashes. This section shall not be applicable to properly maintained compost piles which are discretely located in back yards.

5. Enforcement. The Architectural and Control Committee shall provide members with notice of any violations of these paragraphs. In the event that a member does not remedy the violations, the Committee may exercise the remedies specified in Article VIII, Section 12 of the Declaration. In enforcing any of the provisions of these paragraphs, the Committee shall comply with the procedures set forth in the Declaration and any procedures specified by County Ordinance or state law.

6. Storage. Members shall avoid prolonged or repeated storage of household items in the front yard or driveway. Recycling and yard waste containers and bags shall be not be permitted to remain in public view except on days of recycling/yard waste collection

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Members are reminded of the obligations set forth in the Declaration. The following is only a *partial* list for reference purposes only, and in no way diminishes or limits any of the obligations contained in the Declaration:

- a. General maintenance. Article V, Section 1, at page 7.
- b. Approval required for alteration and improvements. Article VIII, Sections 1-6.
- c. Prohibited Uses and Nuisances. Article VIII, Section 7, subparagraph: (a) trades, (b) animals and pets, (d and n) commercial vehicles and trailers, (e) trash cans are not to remain in public view except on the day of collection, (i) approval to remove hardwood trees; (m) antennae, (o) garage doors are to remain closed except when entering or leaving a garage, (p) installation of play equipment, including basketball backboards, etc.
- d. Fences. Article VIII, Section 9.
- e. Exterior Siding and Trim colors. Article VIII, Section 10.
- f. Enforcement of Declaration. Article VIII, Section 12.

This statement was unanimously approved by the residents attending the FGHOA Annual Meeting on April 9, 2008.