

Homeowner Inspection Checklist

All exterior changes require ARC approval before making proceeding with work, including repainting the same color.

Exterior House, Garage and Garage Apartment *(if applicable)*

- Mold/Mildew No apparent green/black discoloration
- Paint Condition No obvious color variations or fading present
- NOTE:** *Properties painted before 2004 (5-6 yrs old) probably require repainting at this time*
- Trim/Siding/Windows No visible damaged, broken, split, rotted or rusted surfaces
- Shutters Must be securely attached with no missing hardware, including shutter dogs
- House numbers Installed on exterior of structure and visible from street

Roof

- Roof No more than 50% discoloration from mold/algae

Porches, Walkways and Driveways *(if applicable)*

- Mold/Mildew/Stains No apparent yellow/red/ green/black discoloration
- Outdoor Furnishings No furnishings & decorations not intended for outdoor use
- Play Equipment Items must be in good condition with all hardware attached.
No visible damage, rust or color variations present
- NOTE:** *ARC approval required before installing equipment.*
- Mailbox & Post Must be securely attached with no missing hardware (Red flag, brackets, etc)
No obvious color variations, fading, or rust present

Landscaping *(Front, Side & Rear of Property)*

- Trim trees and shrubs Size and shape must be consistent with species
Must be trimmed and not encroach into walkway/driveway
- Landscape Beds Must be defined, weeds removed and natural mulch added
- Lawn Care Must be mowed, edged, and free of weeds and disease
Replace areas of more than 1 sq. yard of dead or missing sod
- Dead/Diseased Plantings Replace dead, diseased or missing plantings with like kind
- NOTE:** *ARC approval required before installing plantings.*
- Tree Rings Define bases of trees with a 2 foot diameter of natural mulch
- Yard Art No more than 2 yard decorations which meet ARC Guidelines
(Must not be placed in CDD easement)

Fencing & Gates *(if applicable)*

- Mold/Mildew No apparent green/black discoloration
- Paint Condition No obvious chipping, color variations or fading present
- Condition No rusted, broken or missing hardware components
No damaged or missing portions of fencing
Must be securely attached to vertical posts
Must be upright and landscape must not distort fence
- NOTE:** *PVC fencing may be installed with ARC approval.*

Exterior Equipment *(Air conditioning units, pool pumps, propane tanks)*

- Screening Must be screened from view using plants or screening equipment
- NOTE:** *ARC approval required before installing screening.*