

## Maintenance Guidelines

In order to create a Community-Wide Standard of maintenance within the Stuart West community as contemplated by Article V, Section 3 of the Amended and Restated Declaration of Covenants. Conditions and Restrictions of Stuart West (the "Declaration"), the Board of Directors, has adopted the following Lot Maintenance Guidelines:

**Note:** These guidelines use the term "significant" as a factor of scale to determine a variety of conditions including dirt accumulation, coverage, variation, visibility and size. The determination of "significant" shall be determined by the board, and based on the individual subject matter as well as in comparison to its counterparts throughout the community. The determination of the Board shall be final.

**Cleanliness – Homes and property shall not show excessive dirt or discoloration on structures or property elements.**

1. **Roofs** – Roofs shall be maintained in such a way that dirt and/or discoloration such as fading, algae and staining is not significantly discernable from the street or other properties and should be devoid of streaking or color variation. (multi-colored tile roofs should maintain consistency between like-colored tiles)
2. **Exterior of Home** – The exterior of homes, structures and screen enclosures shall remain clean and properly painted and shall not vary significantly in color or have significant fading, chipping or staining.
3. **Driveways** – Driveways, pavers and paths visible from the road or other properties shall remain consistent in color and not have a significant buildup of dirt or staining. (multi-colored surfaces should maintain consistency between like tiles/bricks etc.)
4. **Fencing** (both plastic and wooden) – Fencing shall be maintained in such a way that dirt, staining, algae or other discolorations are not significantly visible from the street or other properties. Natural materials may maintain a weathered appearance but should be devoid of mold, algae, moss or other significant types of discoloration.
5. **Mailboxes** – Mailboxes and posts shall remain clean and consistent in color without significant color variation or growth of mold, algae or other discoloration.

**Maintenance – Homes and property shall not have significant areas of disrepair or incomplete construction or repair.**

1. **Roofs** – Roofs shall be properly maintained as to not have missing or shifted tiles or other disrepair visible from the street or other properties.
2. **Exterior of Home** – The exterior of homes, structures and screen enclosures shall be maintained structurally and aesthetically and be devoid of damaged or missing components. This includes, but not limited to items such as: doors, windows, lighting, screening and structural landscaping (bricks and retaining components). Maintenance and building projects shall go through the Architectural Review process and approved projects shall commence and be completed as quickly as possible and not continue longer than 6 months without prior board approval.
3. **Driveways** – Driveways, pavers and paths visible from the road or other properties shall remain properly maintained and be devoid of significant cracking, shifting or missing areas.

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4. **Fencing** (both plastic and wooden) – Fencing shall remain properly maintained to be structurally and aesthetically sound. Corroded, rotted or otherwise deteriorated fencing shall be repaired, replaced or removed.
5. **Mailboxes** – Mailboxes shall meet federal requirements for type, height and offset from street and be maintained in both form and function. Mailboxes with significant leaning, damage, or that otherwise fall outside of acceptable tolerances determined by the board shall be deemed in disrepair.
6. **Grass & Landscaping** – Vegetation and landscaping shall be trimmed and maintained in a reasonable way, shall be free of significantly visible weeds and dead plants, and shall conform to the standard set by the board to achieve congruency within the community. Significantly visible landscaping such as trees and large vegetation shall be removed and properly disposed of when dead including removal of stumps. Invasive vegetation, including but not limited to Brazilian Pepper trees, shall be properly eradicated to mitigate spreading within the community. Grass shall remain mowed and adequately trimmed around structures, fences, driveways and landscaping. Vacant lots shall be mowed 4 (four) times per year in the first week of March, June, August and November in conjunction with the growing season, and edges and undergrowth shall remain properly trimmed around trees, fences and other obstacles.

**Concealment of Vehicles & Equipment – Concealment of boats, RV's and other equipment specified in the restrictions shall be accomplished through approved methods only.**

1. **Boats, RV's and Other Equipment** – Boats, RV's and other equipment specified as requiring concealment from the road and other properties in the restrictions shall be accomplished only through approved methods. Garbage cans shall also remain out of view except the evening before and day of scheduled pick up. Acceptable methods of concealment of boats, RV's, garbage cans and other equipment include:
  - a. Out of view stored in a garage or other structure
  - b. Out of view behind house or other structure
  - c. Out of view behind an ARC approved fence or wall
  - d. Out of view behind a vegetative screen
  - e. Out of view by an alternatively requested and board-approved method.

\*Tarps, cloth screens or other methods not listed are not acceptable.