

TrailMark HOA

Definition of Maintenance

In our Covenants, please see Article 3.1 for a clear definition of homeowner required maintenance to their respective homes.

Article 3.1 Maintenance of Common Interest Community:

No property within the Common Interest Community shall be permitted to fall into disrepair and all property within the Common Interest Community, including any Improvements, shall be kept and maintained in a clean, attractive, and sightly condition. Maintenance, repair, and upkeep of each Lot shall be the responsibility of the Owner of the Lot. Maintenance, repair and upkeep of Association Property shall be the responsibility of the Association as more particularly provided herein.

The laymen's version of this article is as follows: All homeowners within TrailMark HOA are legally bound to keep their property, and home in attractive condition. When the property and/or home is not maintained, it becomes unsightly, potentially dangerous, and a clear violation of our covenants. Not maintaining a home for an extended period of time devalues the property and other properties nearby.

Examples of not maintaining your property and/or home include, but are not limited to:

Routine painting.

Painting over graffiti, egging, etc.

Removing toilet paper from trees and/or bushes.

Unpainted portions of the home including vents, trim, body, fascia, soffit, radon pipes, and gutters.

Repairing fallen fences and/or gates.

Oil saturated concrete.

Flaking and/or disintegrating concrete.

Sinking concrete steps.

Tree limbs and/or bushes intruding a right of way to a sidewalk and/or driveway.

Missing roof shingles.

Overgrown weeds.

Fallen trees, bushes, and/or limbs.

Visible trash and/or clutter in plain sight.

Dead trees and/or bushes.

Broken and/or damaged garage doors.

Broken and/or damaged doors.

Broken and/or damaged shutters.

Broken and/or damaged solar panels.

Rusting and/or broken satellite dishes.

Rusting and/or broken AC units.

Broken and/or damaged play equipment.

Broken and/or damaged irrigation (sprinklers, spigot)

Broken and/or damaged railing.

Broken and/or damaged windows.

Broken and/or damaged gutters.

Dead lawns.

Sinking, broken and/or failing patios.

Broken and/or damaged water features (ponds, waterfalls).

Broken and/or damaged roofs.

Broken and/or damaged outdoor lighting.

*****Here's a list created by the DRC, of repairs and/or maintenance not required to receive DRC approval,***

https://www.trailmark.org/uploads/3/9/0/8/39089355/repairs_not_requiring_drc_review.pdf

SUBJECT: Routine Home Maintenance/Repairs - DRC Review/Approval Is Not Required
DRC Approval Is Not Required For The Following Routine Maintenance/Repairs

In accordance with Design Guidelines, paragraph **B. DESIGN GUIDELINES, 11. Changes** No material changes in plans or materials previously approved may be undertaken without approval of the Committee. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of an approved residence, including painting or re-staining, without prior, written approval of the Committee.

Accordingly, the Design Review Committee has determined that the items contained in this document are considered "routine maintenance and repair" items for which a homeowner is not required to submit a request for approval given the parameters specified.

Additional items may be added to this document from time-to-time. Homeowners are responsible for reviewing this list as they plan maintenance, repairs, and projects.

Definitions

- Small: Less than 25% of what would be required for total replacement
- Like-for-like: Substantially the same design, materials, colors, look, location, and/or dimensions.

Deck: Deck Repair/re-paint/re-stain: small section deck –

- Like-for-like "touch-up" on small sections of the deck, such as railings, spindles/balusters, or columns which have faded or otherwise need maintenance.
- Replacement or repair to a section of decking, such as a few floor planks,
- "Touchup" paint/stain color will remain the same as existing

Driveway: Repair small section driveway, sidewalks

- Like-for-like replacement or repair, that is, no change in any dimension or shape
- Repair materials will remain the same, including color

Fencing: Repair small fence section

- Like-for-like replacement or repair of a small section of slats
- No change to stain/paint color

Gutters: Repair small section gutters

- Like-for-like replacement or repair of a small gutter section
- Like-for-like replacement or repair of small section of gutter covers

Landscaping: Minor landscaping projects

- Removing and re-planting flowers or small shrubs
- Like-for-like re-mulching existing landscape beds
- Like-for-like replacement or repair of metal/plastic edging

Paint-Exterior House: "Touch-up" exterior house paint

- Like-for-like "touch-up" on small sections of the home, such as siding, fascia, railings, shutters, spindles/balusters, or columns which have faded or otherwise need maintenance.
- "Touchup" paint/stain color will remain the same as existing

Retaining Walls: Repair small portion

- Like-for-like replacement or repair of small sections
- Repair materials will remain the same as existing, including color

Roof: Repair small section roof

- Like-for-like replacement or repair. Material and color will remain the same

Satellite Dishes:

- See Declaration of Covenants, Conditions and Restrictions (CCR), paragraph 3.15 for guidance on installing a satellite dish.
- May only be installed in the rear yard, behind the wing fence.

Security System Devices:

- Exempted systems are doorbells, cameras, window sensors, keypads, etc.

Sidewalks/ Walkways: Repair small section of sidewalk

- Like-for-like replacement or repair, that is, no change in any dimension or shape
- Repair materials will remain the same, including color

Siding, Shutters, Railings, Columns, or Fascia: Repair small portion of house

- Like-for-like replacement or repair of small sections
- Repair materials will remain the same as existing, including color

Stonework: Repair small of stonework or retaining walls

- Like-for-like replacement or repair of small sections of siding, or columns.
- Repair materials will remain the same as existing, including color

Trees & Shrubs - DEAD: Remove dead trees, shrubs:

- Paragraph G. LANDSCAPE DESIGN GUIDELINES AND PROEDURES, 2.B. Minimum Plant Quantities. Each front yard shall include a minimum of one tree and five shrubs.

Window Replacement:

- Like-for-like replacement or repair of a single window pane or frame. Shape and color will remain the same.
- Grid pattern will remain the same. Grids are no longer required on the front of the house.

