

STRUCTURE

Structure – Roofing

Structure – Siding/stucco/ext.

Structure – Trim paint/door paint

Structure – Decks

Consolidated Limited Residential Covenants of Greenwood Development Corporation 1982 Section 3-10: Unsightly Conditions. It shall be the responsibility of each Property Owner and his Lessees to prevent and remove the accumulation of litter, trash, packing crates or rubbish, or the development of any unclean unsightly or unkept conditions of buildings or grounds on the Property either before, during or after construction, and each Property Owner and his Lessee shall prevent and remove accumulations which tend to substantially decrease the beauty of the specific property or the community as a whole.

Structure - Service Yard

Consolidated Limited Residential Covenants of Greenwood Development Corporation 1982 Section 3-6: Service Yards. All garbage receptacles, electric and gas meters, heat pump and air-conditioning equipment, clothes lines, water pumps, household fuel tanks and other unsightly objects and equipment on the Property must be placed or stored in landscaped, fenced or screened-in areas to conceal them from the view on the road and adjacent properties. The design, size, location, texture and appearance of any service yard, and any additions or alterations of any service yard, must be approved by the Architectural Review Board or Greenwood. The Board may require such locations or protective features as will reasonably provide protection against explosions or fires associated with household fuel storage tanks.

Hardscape – Dock/bulkhead

PDPOA Shoreline Management & Bulkhead Policy – Properties with or without lagoon easements which are identified as being in an “Unsatisfactory” condition shall be brought up to at least a “Fair” condition (as defined through the Shoreline Survey Form). Consolidated Limited Residential Covenants of Greenwood Development Corporation 1982 Section 6-5: Maintenance of Docks/Decks. All lot or parcel owners who construct or cause to be constructed said docks and/or boathouses, must maintain said structures in good repair and keep the same safe, clean and orderly in appearance at all times, and further agree to paint or otherwise treat with preservatives all wood or metal located above the high water mark, exclusive of pilings and to maintain such paint or preservatives in an attractive manner. Greenwood shall be the judge as to whether the docks and/or boathouses are safe, clean, and orderly in appearance, and properly painted or preserved in accordance with reasonable standards. Where Greenwood notifies the particular lot or parcel owner in writing that said dock and/or boathouses fail to meet acceptable standards, said lot or parcel owner shall thereupon remedy such conditions within thirty (30) days to the satisfaction of Greenwood and that failing to so remedy such conditions, the lot or parcel owners hereby covenant and agree that Greenwood may make the necessary repairs, but is not obligated to make such repairs or take such actions as will bring the said dock and/or boathouse up to acceptable standards, all such repairs and actions to be at the expense, solely, of the lot or parcel owner in question and Greenwood shall be entitled to, reimbursement for such expenditure in the same manner and under the same terms as is provided in Section 8-10 hereof.

HARDSCAPE

Hardscape – Driveway/walkways

Hardscape – Pool/pool drainage

Hardscape – Grade level patio/pool deck

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Governing Document Reference

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LANDSCAPE

Landscape – Trees/plants

Landscape - Groundcover

Landscape - Weeds/limbs/debris

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