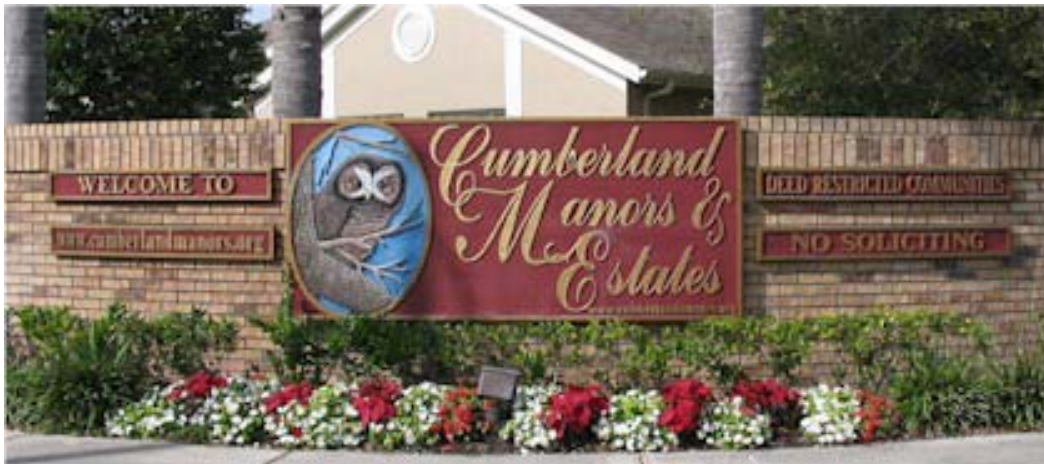


*These are not deed restrictions.*



# **Cumberland Manors**

## ***Minimum Community Standards***



*These are not deed restrictions.*

## **Landscape Guidelines**

The general intent of the landscape guidelines is to provide requirements for the homeowner as a framework for site improvements through landscape plantings. The object is to create an orderly planned landscape utilizing the minimum standards set in these Guidelines.

All landscaped areas should be properly maintained. Landscape maintenance should include care of trees, shrubs, ground cover, annuals, turf grass and irrigation systems (if applicable). Turf areas should be regularly cut to maintain consistent appearance of quality. All damaged plant material, including ground cover and sod, should be removed following common nursery methods. Using this methodology insures the plant material's natural integrity and quality appearance.

All front yards should be landscaped following these guidelines:

### Shrubs:

- Trimmed on a regular basis to prevent overgrowth

### Trees:

- Trimmed to prevent overgrowth and obstruction
- Dead trees and stumps should be removed

### Sod:

- All turf grass visible from the street should be maintained
- Adjust lawn and cutting height to temperature and rainfall conditions
- Once per week mow, trim and edge (as needed) regimen
- Water thoroughly on assigned day especially during drought periods
- Repair all patches of dead and bare grass

### Other:

- Proper weed control and removal to prevent excessive overgrowth
- Irrigation systems (if applicable) should be operational and sprinklers should not spray on roadway, sidewalks or driveways.

*These are not deed restrictions.*

## **General Home Maintenance and Appearance Guidelines**

The general intent of the home maintenance guidelines is to provide requirements for the homeowner as a framework for exterior site improvements, regular maintenance and upkeep. The object is to create an orderly neighborhood utilizing the minimum standards set in these Guidelines.

Homes should be properly maintained. Maintenance should include care of roofs, exterior paint and mailboxes. All damaged materials and structures should be repaired. Using this methodology insures the homes/neighborhoods integrity, quality and overall appearance.

Homes should be maintained following these guidelines:

### Roofs:

- Roofs should be cleaned regularly to remove discoloration by mildew and accumulation of dust and debris

### Home exterior:

- Your home should be pressure washed to remove mildew and stains (as needed)
- Repaint faded exterior (must submit request for color approval to the **Architectural Review Committee** prior to painting)
- Damaged materials or structures should be repaired or removed

### Mailboxes:

- Require frequent upkeep due to location, composition and exposure
- Replace/repaint if faded, worn or rusty
- Replace if damaged

### General Appearance:

- Fences that are broken or damaged should either be removed or repaired
- No lawn furniture should be maintained in the front or side yards of any lot, property unless screened from view by landscaping
- Bed sheets, plastic sheets, newspapers, foil, cardboard, plastic storm windows or other similar window treatments, should not be hung or placed in or on any window on any dwelling located on any lot
- Basketball nets/hoops/poles should be kept up to prevent worn, broken nets and rust
- Garbage cans should be removed from street within 24 hours after pickup of trash
- Garbage cans should be kept hidden from view
- Pets should be leashed when in the common areas and streets of neighborhood, per county ordinance
- Pet waste shall be removed immediately from common areas and yards
- Political/yard signs are not permitted in our neighborhood. Please refer to our Deed Restrictions.