



EXTERIOR MAINTENANCE GUIDELINES

There is no easy way to say it – driving through the neighborhood one might see a yard here and there that needs to be mowed or an unattractive pile of rubbish by a garage. Those are the times when a person might think, “What is the association doing about this?” The Board of Directors uses written notices to inform residents of corrections needed to meet covenant requirements. Our goal is to increase curb appeal and maintain property values.

Please use the points stated below as a guide to ensure that your property is within covenant compliance prior to the next random community review.

Article VIII, Exterior Maintenance, Section 1 states that “Each lot owner shall be responsible for the exterior maintenance of all improvements on his lot” and continues to say “keep it looking good or...keep his Lot well-kept and in good, clean and sanitary condition...” The following list further defines “looking good” to provide a fair and reasonable basis for determining covenant compliance:

1.) Yard maintenance –

Keep grass cut; remove excessive weeds anywhere they may exist. Debris must be kept from sight (neighbors or street) until such time it is set out for removal.

2.) Vehicles –

Inoperable vehicles are not allowed to be parked on the streets. Individual evaluation will be given inoperable vehicles in driveways - appearances matter.

3.) Roofing, Siding (missing or blown off)

4.) Other –

Building exterior – worn or peeling paint, door(s), trim, damaged or missing garage doors, vinyl siding needs cleaning.

Mailbox – numbers missing or illegible, post or box in disrepair

Fences – collapsing fences and/or missing boards/panels

Parking – no parking on grass, park vehicles in driveway or on street,

Trees and shrubs – remove dead trees and/or trim and remove dead branches

Unfinished projects – Submit an Architectural Change Request for all exterior changes before beginning work. All exterior changes must have prior approval which includes start and end dates. Request end date extensions when needed.

Uncovered storage – Anything requiring outside storage must be placed in the backyard and covered if there is no storage shed or barn.

Miscellaneous – i.e. basketball goals in the street; and other city code violations can be reported by anyone to the Mayor’s Action Center; if any are observed, a Violation Notice may be sent prior to notifying authorities.

Article IX, Use Restrictions, lists the following, specific restrictions (among others):

- 1.) No animals, livestock or poultry of any kind...except dogs, cats or other household pets...provided they are not bred or maintained for commercial purposes.

- 2.) No advertising signs (except one no more than five square feet “for rent” or “for sale” sign per parcel.
- 3.) No unsightly objects or nuisances shall be erected. *Note: One purpose of the Architectural Change Request is to prevent this from happening.*
- 4.) All clotheslines, equipment, garbage cans, woodpiles, or storage piles shall be kept from view of streets or neighbors.
- 5.) Unenclosed carports are not allowed.

Each homeowner is responsible for cleanup and removal from his property; placing it in the common areas is not allowed and may keep contractors from doing their job.

We are neighbors first and everyone needs help now and then. Check with your neighbors; it’s possible they may be able to lend a hand or suggest a solution. Living in a community association is about helping each other create a great, harmonious place to live.

If you receive a notification and will not be able to meet the deadline or have questions about what you are to do, please contact: Marcel Warren, Property Manager
 Phone: (317) 262-4989 or
 E-mail: mwarren@meridianmgmtcorp.com.

Residents may receive postcard notices similar to the one pictured below or a letter from our property manager on behalf of the Board of Directors.

<u>Liberty Creek South Homeowners Association</u>	
VIOLATION NOTICE DATE _____	
<input type="checkbox"/> Mow Grass <input type="checkbox"/> Remove dead tree(s) <input type="checkbox"/> Trim - Paint/Repair <input type="checkbox"/> Inoperable Vehicle <input type="checkbox"/> Garage Door - paint/repair/replace <input type="checkbox"/> Fence - missing/broken panels - repair/replace - paint/stain <input type="checkbox"/> Roof - repair/replace missing/blown off shingles	<input type="checkbox"/> Weed planting beds <input type="checkbox"/> Clean Siding <input type="checkbox"/> Storage Shed - paint and/or repair <input type="checkbox"/> Trash/debris/storage
Other/Comment:	

Please <u>correct violations within 15 days (or as noted in “Comment”) from the date of this notice.</u> Direct questions to: Marcel Warren, Property Manager, at (317-262-4989) or mwarren@meridianmgmtcorp.com	

*LCS governing documents may be referenced on our website at
www.libertycreeksouth.com.*