

MENTONE CLUSTER DEVELOPMENT HOME AND YARD STANDARDS

The following is a summary of the standards adopted by the Mentone Cluster Development Board of Directors for the lots and improvements. The itemization is not exhaustive or limiting, only a point of reference for the homeowners.

Lawns. Lawns must be kept mowed and edged. Lawns must also be kept green and lush. The recommended lawn height is approximately 3 - 4 inches in height. Lawns must be kept irrigated, free of brown spots, dry areas, insect damage and weeds. All lawns must be edged to the curb, on both sides of the driveway and walkways and edged on both sides of the sidewalk, if applicable.

All lots must be sodded unless otherwise given permission and approval from the Architectural Review Committee.

An irrigation system and stringent lawn fertilization and pest control program is highly recommended. The type of lawn that most homeowners have requires diligent and scheduled attention.

Beds, Hedges and Ornamental Plants. Ornamental plants and hedges must be kept healthy, groomed, and free of mold, fungus, and pest damage. Hedges and bushes must be neatly clipped and groomed. Beds must be kept mulched to the approximate depth of 2 - 3 inches and free of weeds and debris. Top dressing is recommended yearly.

Outside of Home. The outside of the home and lawn must be kept free of trash, rubbish, ornamental pots, holders, trash receptacles, toys, excessive decor, and / or any other type of ornamentation, receptacle or debris.

Holiday decor, including but not limited to, holiday lights, must be removed within two weeks following the holiday.

The exterior of the home, including the roof, must be kept clean, free of dirt, pine needles, branches, mold and / or mildew. Roof cleaning and power washing is recommended yearly.

No outside antennas of any type, including but not limited to, satellite disks or dishes are allowed.

Trash Receptacles. Garbage cans and trash receptacles may only be set out the night before scheduled trash pick up after **4:00** p.m. and must be removed and placed out of sight and shielded from view by **8:00** p.m. of following day.

Parking and Vehicle / Boat Maintenance. All commercial vehicles and trucks, Campers, mobile homes, motor homes, boats, house trailers, or trailers of every other description must be stored in a fully enclosed garage or within a structure that has been architecturally approved, or an area completely screened from view from any other lot or home or Common Area.

Mechanical work on any type of vehicle or boat must be done in the garage only.

No disabled vehicle may be kept on any lot or parked in the street form more than five days.

Vehicles of permanent residents shall regularly be kept parked in the garage on the driveway, not in the street.

Clotheslines. No clotheslines or drying areas are allowed of any kind.

Window Coverings. Each owner shall install draperies, blinds, or other attractive window covers in each window facing the street subject to review of the Architectural Control Committee. No reflective or shiny coverings are allowed.

Fences and Out Buildings. No fence or out building shall be constructed or placed unless first approved by the Architectural Control Committee.

Any change, removals, or additions to the landscape must be approved by the Architectural Review Committee.