

Landscape Maintenance Standards

- There shall be no weeds or grass taller than six (6) inches. Grass around all areas of the property shall be maintained in neat condition by trimming around mailboxes, flowerbeds, utilities, and the house foundation. All paved areas (driveways, curbs, sidewalks, etc.) shall be edged. Lawns shall be weed-free; areas that show infestation by weeds must be treated to remove the weeds. Lawns should be treated during the winter season with a pre-emergent, to limit infestation during the growing season. Grass clippings shall be swept off of driveways, walkways, and curbs.
- Except during the winter, dead grass shall not be visible. Annual plants shall be removed as soon as they die. Mulch in garden beds shall be removed/replaced as soon as it begins to "look bad" (e.g. if there are visible bare patches).
- Portions of the back yard (whether fenced or not), including berms and/or hillsides, should be kept in good condition for the sake of the adjacent homeowners. "Good condition," in this regard, is defined as above.
- Each homeowner's property must be maintained in good order in recognition of the impact each lot has upon the appearance of adjacent lots.
- These standards are promulgated in order to ensure that all homeowners work to maintain the appearance of respectability in our neighborhood.

Building Maintenance Standards

- General philosophy: Homes must be maintained such that there are no visible maintenance needs. Any external home maintenance needed that is obvious to a casual observer from the street must be addressed.
- This includes, but is not limited to, the following:
 - Large cracks in driveway or paved walkway.
 - Cracking or peeling exterior paint.
 - Broken windows.
 - Bent or loose rain gutters.
 - Bent or damaged mailbox or mailbox post.
 - Sagging or leaning fences.
 - Badly warped or splitting fence pickets.
- As outlined by the Declaration of Covenants, Restrictions, and Easements for Winter Rose, no homeowner shall decorate, repaint (using colors other than already in place for their home), or change by materially altering the appearance of any portion of the exterior of his/her residence or of any other improvements within a Lot unless such alterations are first approved, in writing, by the Architectural Standards Committee.