Association Guidelines – Single-Family Property Maintenance

Maintaining the aesthetic appearance of Village Park helps to preserve the value of our homes and keeps it a pleasing environment in which to live. Part of the goals of our Homeowners Association is to clarify what this means and the responsibilities of owners. Aesthetics are subjective and personal. Also, every home and property are unique. It is not possible to come up with a single set of rigid rules to which all must abide. If a homeowner wants to change the color or modify any structure, or to change the landscaping, then the homeowner should refer to the Village Park Guidelines & Declarations as to whether Architectural Review Committee approval is required.

As an aid to homeowners, we recommend the following set of maintenance guidelines. Because properties vary, these guidelines are not inclusive of every item that may need to be done to properly maintain a homeowner's property. If unsure of the best approach or the precise work required, there are experienced individuals within VP who can provide advice to those homeowners wishing to perform the work themselves. Maintenance of common grounds and twin-plex buildings in VP sets the standard to which single-family homeowners should strive to meet or exceed.

House and Other Structures

Owners should maintain and repair structures to protect their integrity and to keep up their appearance. Any change in the exterior color or design of a structure must be approved by the ARC before proceeding. This includes:

- Roofs
- Gutters and Downspouts
- Siding
- Porches and Decks
- Doors and Windows
- Driveway and Sidewalk
- Mailboxes, Fences, etc.

Owners should keep all painted and stained surfaces in good condition and paint or stain them periodically as needed. This includes:

- Fascia
- Soffits
- Window frames
- Doors
- Siding
- Railings
- Porches and decks

Tools, equipment, trash bins and other items should be stored out of sight when not in use.

Landscape*

Lawns should be kept mowed, trimmed, and edged.
Lawns and planting beds should be kept reasonably weed free.
Mulch should be replaced as required to keep beds in good condition.
Shrubs and trees should be periodically trimmed to maintain their health and shape.
Dead flowers and shoots should be trimmed from ornamental plants.
Debris, such as leaves and fallen branches, should be removed.

*There is a 10-foot HOA common area buffer on each side of Village Pointe Lane and the section of Meadow Vista Lane leading towards the circle in the Meadows. This buffer, which is part of the land owned by each single-family homeowner, is maintained by the respective homeowner, while the empty lots are maintained by the Landscape Committee.

Storm Water Control Measures

The property owner must manage the storm water runoff through the property, along its boundaries, and from any improvements (new structures, driveways, and other impervious surfaces) made on his property. The property owner must also assume the responsibility to maintain the integrity and functionality of any stormwater control measures installed or constructed on the property by himself or a former owner of the property.

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