

Exterior Maintenance Standards

Date Enacted 3/10/2015

Property ownership in Tellico Harbor includes the responsibility to maintain property / lot(s) and all structures therein, in accordance with the Governing documents and Architectural Guidelines. Curb appeal is directly tied to property maintenance, which affects the visual character of and value of the property as well as neighborhood properties. The POA can set additional standards as may be necessary and as allowed by the covenants.

Exterior Appearance of Structures

Lot owners are responsible for maintaining the exterior of all structures on their lot(s); including but not limited to: home, garage, shed, deck or patio, play structure, fencing, driveway, etc. Maintenance must be performed as necessary to present a neat, tidy and well-kept look to the neighborhood.

The following is a partial list of conditions that are considered in violation of exterior maintenance standards:

1. Exposed bare wood on any exterior area of the house, shed, garage, or other structure.
2. Rotted or otherwise damaged wood.
3. Peeling, blistering or faded paint on the exterior of the home, shed, garage, or other structure,
4. Rust, dirt, etc... which is visible on the exterior of the home, shed, garage or other structure.
5. Broken, missing, or faded (painted) shutters.
6. Broken windows, any missing or ripped/torn screens, or missing or damaged window grids.
7. Mailboxes and/or posts that show signs of deterioration, e.g. mismatched color, faded, rusted, dented, missing parts, rotted wood, leaning, etc.
8. Playground equipment that is rusted, broken or in need of repainting or repair.
9. Fences with either broken, warped, rotted, pickets, or portions misaligned or leaning, missing parts, faded stain or paint etc.
10. Decks with protruding nails, cracked or otherwise damaged boards, loose railings, rotted wood or other staining, mismatched wood stain, or incomplete staining.
11. Damaged masonry, Masonry foundations and mailboxes with peeling or loose paint, large cracks loose or damaged concrete/bricks or other noticeable defects.
12. Rusting or corroding metal railings,
13. Missing, damaged or unsecured gutters and downspouts

14. Mismatched paint colors (e.g., after making a repair or addition the repaired area does not seamlessly match the existing color of the structure).
15. Roof shingles that are cracked, have missing tabs, or are otherwise damaged.

Lawn & Landscaping

Lot owners are responsible for maintaining lawns and landscaping on their lot(s). Grass must be cut, trimmed, and maintained, including weed control, to neighborhood/THPOA standards. Areas to be maintained include the front, back, and sides of the property.

1. Owners of developed lots are required to mow and weed their lots/yards as necessary to present a neat, tidy and well-kept look to the neighborhood. Mowed grass is not allowed to be left on the street. If the POA has to arrange grass cutting for uncut lawns there is an administrative charge of \$250 plus the cost of the cutting per event. The administrative charge and cutting cost will be billed to the home owner.
2. Cleared but undeveloped lots must be maintained on a regular basis so that grass does not exceed 12 inches in height. This requirement carries a minimum mowing frequency of once per month during the growing season (April 1- October 31) regardless of grass height. Mowed grass is not allowed to be left on the street. If the POA has to arrange grass cutting for uncut lawns there is an administrative charge of \$250 plus the cost of the cutting per event. The administrative charge and cutting cost will be billed to the lot owner.
3. Lots that have not been cleared require no maintenance except removal of dead trees that are considered to be a safety hazard.
4. Landscaping, including landscaped beds, should be maintained. Shrubs, flowers, bushes, etc., should be pruned on a regular basis and kept free of dead growth.