

Cambridge Greens of Citrus Hills Property Maintenance and Appearance Rules

Foreword

In December of 2008, the Property Owners Association of Cambridge Greens passed a new Deed Restriction - Amendment (2.13), which addresses maintenance and appearance of properties in our community. The new Amendment authorized the board to provide guidelines to update the standards for property appearance and maintenance. The Board was also required to appoint a Committee and update these Guidelines from time-to-time, Accordingly, what follows is the result of the latest review and update by the Committee that was appointed in on July 19, 2022.

Under Federal and State statutes, the Deed Restrictions, Articles of Incorporation and the By-Laws are our governing documents. These guidelines are provided to clarify some issues that are covered by the deed restrictions and to address other issues which arise as a result of societal changes.

The guidelines below are an update to those original Neat and Attractive Guidelines.

DRIVEWAYS AND WALKWAYS:

Driveways and walkways shall be kept in good repair and maintained in a neat and attractive manner with regard to grease, oil stains, mold}

mildew, vegetation and other debris.

ROOFS:

Roofs shall be kept repaired and maintained in a neat and attractive manner with regard to mold and mildew.

DECORATIVE PLANTINGS AND FLOWER BEDS:

Owners shall keep shrubs, trees, plantings and surrounding flower beds neatly trimmed and maintained in a neat and attractive manner with regard to trash, large weeds or other unsightly material.

LAWNS:

Lawns shall be maintained in a neat and attractive manner with regard to weeds, scarring and lawn debris, taking into account weather conditions, the time of year and county watering bans.

Lawns shall be maintained at a height no greater than six inches. Lawns abutting driveways and streets shall be neatly trimmed,

BUILDINGS:

Buildings, including houses, sheds, fences and landscape features shall be kept in good condition and maintained in a neat and attractive manner with regard to fading, chipping and peeling paint and mold/mildew.

Outside color schemes shall be compatible with other homes in the immediate neighborhood and shall be in the earth tone family of colors. Earth tones are a color scheme that draws from a color palette of brown* tans, grays, greens and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks. Many earth tones originate from clay earth pigments such as umber, ochre and sienna.

VEHICLES AND BOATS:

Recreational vehicles and boats may be parked at a residence for a period not to exceed 72 hours in any seven day period. The purpose of the 72 hour time period is to prepare such vehicle for use or

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unloading, cleaning, and maintenance after use. Personal or work related vehicles with signage or advertising shall not be visible from the street'.

Non-operable vehicles or vehicles without current registration and license plates are not allowed* Over night street parking or parking on the grass of any property is also not allowed.