

**Property Maintenance, Standards and Guidelines**

In order to maintain the value of our property and homes, it is important that we each follow the standards and guidelines set forth in the General Warranty Deed of our Homeowner Association.

**General Maintenance:** This applies to your entire property -- front, side and back yards:

- Grass cutting, edging and weeding on a consistent basis
- Hedges and low hanging tree limbs clipped and pruned
- Leaves and debris should be cleared from yards and disposed of properly

**Mailbox:** (Article 1 Section J) If the mailbox is damaged, destroyed or deteriorates, then each lot owner, at their expense, shall repair or replace such mailbox with another of a like kind, design, pattern and color as the initial mailbox. We have a standard design and color. Replacement mailboxes may be purchased at Cedar Craft Products, Inc. 614.759.1600. The color is cedar stain. BEHR – Base 5013 (SC-146) Cedar.

**Vehicles Not in Use:** (Article I Section L) No automobiles or motor driven vehicles that are inoperable may be left on any lot for more than seven days.

**Boat, Trailer and Vehicle Parking and Storage:** (Article I Section N) No truck, trailer, boat, camper, recreational or commercial vehicle shall be parked or stored on any lot unless it is in a garage or other vehicle enclosure out of view from the street and abutting properties: the exception is non-recurring temporary parking not to exceed forty-eight hours within any thirty day period.

**Waste Disposal:** (Article I Section I) All waste disposal containers should be stored outside of the view of the street and abutting properties and not placed at curbside or end of driveway until the evening before trash pick up day.

**Signs:** (Article I Section P) No signs of any kind shall be displayed to the public view on any lot, except one temporary sign of not more than six square feet advertising the property for sale.

**Fencing:** (Article I Section S) No chain link, metal or plastic fencing shall be permitted upon any of the lots within Highland Lakes South. The owner of a lot may construct a split-rail fence on a lot and may install a wire mesh fencing within the rail fence. All fence construction requires prior approval of H.O.A.

**Swimming Pool:** (Article I Section X) No above ground swimming pool shall be permitted upon any lot except that this shall not be intended to prohibit the installation of a hot tub or sauna.

**Your Board of Trustees,**

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|------------------------------|------------------------------|
| Dick Rano                    | dicky18@juno.com             |
| David Fenstermaker           | dfenstermaker@insight.rr.com |
| Jon Trueblood                | jtrueblood@insight.rr.com    |
| Angie Esselstein (Treasurer) | ange5148@insight.rr.com      |

Revised August 2013