



# Deerlake HOA

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Our governing Declaration defines the phrase “Community-Wide Standard” as the standard of conduct, maintenance, or other activity generally prevailing throughout the residential property.

While developing the standards, the Board acknowledges the fact that a large majority of our homeowners either meet or exceed these standards. In defining these standards the criteria used was; based on what is commonly being done by the majority of the homeowners across our community, Our by-laws require the board to develop the Community-Wide Standards and revise them as the standards evolve over time.

Keeping our standards high is what makes Deerlake Community a visually appealing and unique community that future home buyers will desire. Retaining these standards is important for all of us. Our standards guide all of us regarding the maintenance of our properties within the Deerlake Community.

The following are the established Community-Wide Standards for Deerlake.

1. All portions of a lot which are not improved by an impervious surface or a structure should be maintained with turf, vegetation or ground cover (including mulch).
2. Barren earth except in planted beds should not remain exposed on a lot.
3. Exterior maintenance to include (Pressure Wash) for a home and any exterior structures on a lot (decks, fences, gazebos) should be performed periodically. A homeowner should remove any mud splash, mold, or grime from the structure in an expedited manner.
4. All hedges, trees and shrubs will be neatly trimmed, pruned and maintained.
5. All turf areas on a lot should be kept neatly mowed and trimmed/edged during the growing season. Turf should not be permitted to exceed six (6) to eight (8) inches in height.
6. Turf areas and other vegetation should be watered during dry periods.
7. Turf, landscaping and planted areas should be kept weed free.
8. The overall appearance at the rear of a house should provide a pleasant visual image.
9. Any significantly diseased or dead plants, turf, shrubs or trees (regardless of size) should be removed and/or replaced.
10. Trash or debris should not accumulate or be stored in a visible location on a lot. Homeowners should prevent wind-blown debris from originating on their lot.
11. The exterior of any dwelling on a lot will be maintained in good repair. Any exterior building components (e.g. but not limited to light fixtures, siding, paint, gutters and downspouts, roof shingles, windows and doors and mail boxes) which are missing, broken or otherwise in a state of disrepair must be repaired as quickly as possible. No significant blistering or peeling of exterior painted surfaces is permitted.
12. Items used to enhance the outdoor usability of a lot, or items used to decorate a lot, should not have obvious missing parts, or broken, or otherwise be in a state of disrepair. Repairing of these items should occur as quickly as possible. (Examples of such items would be outdoor furniture, flower planters, patio umbrellas, banners, flags, and various holiday decorations. The examples given isn't an inclusive list of all items)
13. Decks and wooden fences should not have any unprotected exposed wood. Decks and fences need to be painted, stained or covered by vinyl covering.
14. All driveways should be cleared of weeds and grass growing on the surface or cracks.