

KING FARM CITIZENS ASSEMBLY, INC.  
EQUITY RESOLUTION NO. 9

Exterior Maintenance Standards and Guidelines for Homeowner Living Units and Lots

WHEREAS pursuant to Section 1-103(a) of the Community Charter, a set of Design Standards and Guidelines was created, and

WHEREAS Appendix One to the Community Charter defines the Design Standards and Guidelines as “architectural, landscape and design, criteria initially established by the Developer as subsequently modified by the Board of Trustees”, and

WHEREAS pursuant to Section 3-103(a) of the By-laws, the Board of Trustees is authorized to adopt and modify Design Standards and Guidelines as Equity Resolutions, and

WHEREAS, Section 4-102 of the Community Charter provides that the King Farm Architectural Design Trust (“ADT”) shall interpret and make recommendations on proposed design and visual changes based upon Design Standards and Guidelines established by the Board of Trustees, and

WHEREAS the Board of Trustees desires to establish Design Standards and Guidelines for relating to general maintenance, upkeep and repair of Living Units and Lots and the structures and improvements located thereon to be applied by the Architectural Design Trust, the Community Manager and/or Board of Code Compliance.

WHEREAS, as the Community and homes age, general upkeep and maintenance is becoming more critical to maintain the overall appeal and aesthetics of the Community.

NOW THEREFORE be it resolved that the Board of Trustees hereby approves the Exterior Maintenance Standards and Guidelines for the exterior maintenance standards attached as Exhibit A to this Resolution, to be applicable to all Living Units and Lots within the Community.

## EXHIBIT A

Regular maintenance is a part of home ownership. It is important that homeowners take the time to visually inspect their property on an on-going basis to identify and address maintenance items before they deteriorate and are identified during the inspections. The appearance of individual Living Units and Lots has an impact on the overall look of the community, as well as the individual property values within the community.

To “protect and enhance the value of each Titleholder’s financial investment in Real Property in King Farm”, periodic inspections of Lots and Living Units (“Lot”) are performed. If a homeowner is found not to have kept their Lot in good repair, the homeowner will be notified and provided time to perform the necessary maintenance.

Siding must be clean and free of mold, mildew, significant warping, and bubbling. Peeling paint and rotting or deteriorated wood evidenced by cracks and black mold or soft area must be repaired, sanded, filled, caulked, and repainted. Homeowners must replace any rotted wood components. Windows, doors, garage doors, exterior roof, and gable trim all need to be kept in working order and caulked and repainted as needed (properly prepared and painted wood materials will require repainting on average between five and seven years, your paint may last longer or shorter). Paint on doors and shutters fade with time and even if it is not deteriorated, these area and others described above need to be repainted on average every five – seven years.

It is impossible to list and describe every component of a homeowner’s lot that must be maintained and how it should be maintained. Nonetheless, all exterior portions/finishes, whether brick, metal, wood, or any other material, should be maintained in a state of good repair. A state of good repair means that the element/assemblies/surfaces/materials and their entire component parts appear as they appeared in their original installation and their original condition.

Homeowners who find themselves short on time and expertise should consider hiring a contractor to perform periodic maintenance/service.

### **For examples, Lots should be:**

#### **Clean** (free of mold/mildew/dirt)

- Siding and roofs
- Stairs, steps, and stoops
- Decks and patios
- Fences
- Driveways

#### **Wood Repair** (replace any wood rot or damage)

- Window and door trim
- Garage doors
- Damaged deck lattice

- Missing, split, cracked or curling fence boards (including pickets, caps, posts and rails)
- House number plaques
- Bay windows (and bay window caps)
- Roof railings
- Mailbox post

**Paint**

- Front door
- Trim (all exterior trim should be the same color including rake and fascia boards)
- Railings
- Shutters
- Mailbox

**Stain** (fully stained / entire surface completely covered to provide a uniform appearance)

- Decks
- Fences

**Repair (workmanlike manner) or Replace**

- House numbers
- Seal/Repair severely faded, cracked, or heaving concrete or asphalt (driveways or lead walks). Refer to Equity Resolution No. 1 for extensions and additions to driveways.
- Metal fencing
- Missing roof shingles
- Missing mortar from bricks/Missing bricks or pavers

**Landscaping**

- Refer to Equity Resolution No. 6

**Signs**

- Refer to Equity Resolution No. 1

**Play Structures**

- Play structures, temporary and permanently installed shall be maintained in good form, set upright. Temporary equipment shall be stored inside when not in use seasonally or as appropriate.

**Miscellaneous**

- Receive ADT approval before starting an exterior project or exterior visual changes (see Equity Resolution No. 1) unless considered routine or replacement is “like for like”; when in doubt, confirm with the Community Architect.
- Yard Maintenance Equipment: Refer to equity resolution No. 1 regarding hoses and other gardening tools in the yard.
- **Trash Containers:** Refer to Equity Resolution No. 1
- Storage of building materials, unused or personal property in disrepair (e.g. broken bicycles, furniture, etc.) or the accumulation of the trash is prohibited.
- Contact the Management Office for any questions

**RESOLUTION ACTION RECORD**

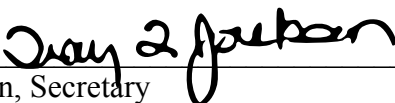
Duly adopted at a meeting of the Board of Trustees of the King Farm Citizens Assembly, Inc. held on October 21, 2020.

Motion by: R. Ricciardi                      Seconded by: A. Brammer

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
Sue Beckerman, Chair	<u>  X  </u>	_____	_____	_____
Andrew Brammer, Vice-Chair	<u>  X  </u>	_____	_____	_____
Tracy Jackson, Secretary	<u>  X  </u>	_____	_____	_____
Ric Ricciardi, Treasurer	<u>  X  </u>	_____	_____	_____
Chris LeSchack, Director	<u>  X  </u>	_____	_____	_____

**FOR COUNCIL RECORDS**

I hereby certify that the following are the votes of the Board members.

  
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Tracy Jackson, Secretary