

Selva Lakes Homeowner's Association, Inc.

Rule #18, August 2017

(Property Maintenance)

The Selva Lakes Homeowners Association Board of Directors on August, 15 2017 voted to adopt the following rule governing property maintenance. Rule #18 was written to assist homeowners with clarity of the Covenants and Restrictions (C&R's) and with Architectural Review Committee (ARC) violations. Failure to follow any Selva Lakes rules or the C&R's will result in action from the ARC or Selva Lakes Board of Directors.

As per section 3.4 of the Selva Lakes C&R's titled "Landscaping"; "No weeds, unsightly underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot". As per section 5.2 C, the Association has the right to enter a property and preform the repair, maintenance or restoration of the unit or lot. The cost of such shall be assessed to the owner of the lot (see 5.2 C for full details)

This is to include and specify but is not limited to:

- Dead, or improperly maintained lawns in all areas of the units plot (front, rear, side and in between); this includes dead patches of grass, un-mowed or un-trimmed lawns, debris of any kind, unsightly vegetation and weeds
- Any type of vegetation growing on the actual unit or on the property boundary fence. This will include vines, weeds, trees, grass or any vegetation. Units that have direct contact with the property boundary fence must keep all vegetation from growing onto, up to or against the fence. Failure to follow these guidelines will result in the ARC violation process

As per section 3.8 of the Selva Lakes C&R's titled "Alterations, Modifications and Maintenance of Exteriors"; "No appurtenances shall be erected, constructed or maintained on exterior of unit or lot".

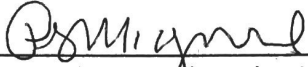
This is to include and specify but is not limited to:

- All roof antennas or satellite dishes must be installed in a neat and orderly manner. All cables and wires associated with but not limited to television, phone and or internet service must be installed and "run" along the roofline of the unit. Wiring is not permitted to lay on, across or in the field of view of a roof or unit

As per section 3.14 of the Selva Lakes C&R's titled "Window Coverings"; "Without the written permission of the ARC, no aluminum foil, tinted glass or other reflective materials shall be installed or maintained on any unit. All portions of the drapes, blinds and other window coverings must be white or an earth tone that is compatible with the exterior colors of the unit as determined in the sole discretion of the ARC"

- All windows must be kept in a new and maintained condition. Any windows not meeting the specifications set fourth in 3.14 of the C&R's are subject to the ARC violation process
- No household items may be visible in any window from the exterior of the unity. This is to include but not limited to cleaning supplies and lavatory items (i.e. shampoo and bath accessories)

Home owners are required to fill out and submit an ARC form to the ARC before the start of any work being done their home. No work can begin until the ARC approves the request and the ARC has the right to deny the request or ask for more details.



Peter Mignone Selva Lakes HOA President

Don Fadel Selva Lakes HOA Vice President

8-15-17

Date