

## **Vineyard Plantation Maintenance**

The board of Directors and ARC committee would like to remind everyone of the maintenance Policy that is required for our homes.

Our goal is for everyone to keep their property in pristine condition. We want to maintain the beauty of our community for the enjoyment of all property owners and also for re-sale purposes.

### **Fence Maintenance:**

All of our fences are now showing wear and tear to the elements, and as discussed at the HOA meeting, we are asking everyone who has a fence to do the following maintenance.

1. All gray out fences- water stained from irrigation and mold and mildew- need to be brought back to their original luster by either power washing or using chemicals to clean the fence. All fences that are parallel to the road need to be maintained (example: left and right side of your fences that flank the side of your home facing the street). If yours is a corner lot, all sides exposed to the road. Also, homeowners on Wine Cellar Circle should maintain the backs of their fences that face out to Futch Creek road.
2. The ARC has approved that any homeowner can, if they wish to, put clear preservative on their fence.
3. The ARC has also approved a stain color of Natural Cedar tone that can be applied to fences. You will need to submit an application for approval. You should include on the application the paint manufacturer and stain color. Natural Cedar tone is the approved stain color.
4. Homeowners on Wine Cellar that have fences that back up to Futch Creek road: our goal is to keep all the fences uniform by the required maintenance stated above. No staining will be permitted. Clear preservative is permitted.
5. Homeowners are required to replace any warped or splitting boards or posts if the fence is leaning or starting to deteriorate.
6. Interiors of fences that face into your yard do not need any approval and are not subject to the above policy.
7. Our goal is to keep the fences maintained and also to try to keep the look uniform in the neighborhood.

Updated: 2/21/2012

### **Yard Maintenance:**

All lawns are required to be maintained by mowing, edging, and also reseeding when necessary and weed free.

1. All flower beds need to be weed free and edged with all shrubbery being pruned. Homeowners can mulch, use straw hay and use colored stone in their beds to beautify their homes appearance.

### **Home Maintenance:**

1. Our neighborhood was built in color code fashion such that no (2) homes next to each other can be the same color, and also the same for shutters and front doors.
2. As our homes are now aging, they need to be kept free of mold and mildew and if homeowner chooses to, they can also repaint. Only if homeowner is changing the color of their home are they required to submit an ARC application for approval with their new color choices.
3. All sheds should be painted the color of your home.

Again, we would like to thank everyone for keeping their home maintained on the outside as we will all benefit in making Vineyard Plantation the community that everyone wants to live in, and that we can all be proud to say we live in "Vineyard Plantation".

Applications for ARC approval are located on the bulletin board at the clubhouse or on Premier Management's website.