

VILLAGE OF OAK LAKE
HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES FOR EXTERIOR MAINTENANCE

WHEREAS, Rules and regulations regulating exterior maintenance of the Properties are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision;

NOW THEREFORE, BE IT RESOLVED THAT THE FOLLOWING Exterior Maintenance Guidelines are hereby adopted:

EXTERIOR MAINTENANCE GUIDELINES

All improvements on a Lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not be limited to, the following:

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew (See Exterior Paint Guidelines);
2. All rotted and damaged wood must be replaced and any damaged brick repaired.
3. Gutters must be kept in good repair and not allowed to sag or hang down;
4. Roofs must be maintained in good repair with no missing or curling shingles;
5. All glass surfaces must be whole;
6. Garage doors must be undamaged and in good repair;
7. Fences and gates must be kept in good repair;
8. Sidewalks, driveways and curbs must be cleaned and undamaged. Seams must be kept free of weeds;
9. Lawns must be kept mowed, edged, and weed free, flower beds must be kept free of weeds, and shrubs and trees must be kept trimmed;
10. There shall be no storage of clutter and debris in public view;
11. Mailboxes must be maintained and in good repair;
12. All garbage cans must be stored out of public view.