

**Meadows of Seven Points
Home Owners Association**

Policies and Guidelines

Subject	Effective Date	Approved by	Amends
Lot Maintenance	August 21, 2017	Meadows Of Seven Points Home Owners Association Board of Directors	April 19, 2017

Purpose

To establish a consistent and uniform policy and guideline for lot maintenance.

Scope

This policy and guideline shall pertain to all current and future residents of the Meadows of Seven Points concerning lot maintenance of their property.

Authority

- Declaration of Covenants, Conditions, and Restrictions
 - Article IX, Section 2
 - (m) Lot Maintenance
 - page 11

- Meadows of Seven Points Homeowners Association
<http://www.meadowsofsevenpoints.com/>

General Information

The homeowner(s) shall maintain the lot and the exterior of the unit.

Lot should be maintained and in good repair. These areas include but are not limited to:

- Driveway, sidewalks, parking pad and steps should be cleaned and sealed as needed.
- Driveway and parking pad should be kept clear of clutter and utilized for parking.
- Parking on grass is prohibited by Metro Codes as well as MOSP HOA.
- Lamp post and lighting fixture should be kept clean and in working condition at all times. If the light fixture has been converted to electric it must be on a dusk to dawn sensor or a timer. Lamp post should be painted as needed using the color black to coordinate with mail boxes and other signage throughout the subdivision.
- Tree branches and other plantings should be trimmed regularly so as not to obscure the lighting function of the lamp post.

- Mail box and post should be kept in good repair and repainted as needed. White vinyl reflective numbers should be displayed on the number plate. The mail box should be clear of any numbering or lettering (refer to current Guidelines).
- Lawn and landscape should be maintained regularly. Lawns should be mowed regularly during growing season. Recommended mowing height for lawns range between 2.5 inches and 4 inches. Mowing frequency should be about every 7 days during growing season. Lawn maintenance should include edging and cleanup of grass clippings. Grass clippings and other debris should never be disposed of in our **Common Areas**.
- Landscaping should be free of weeds and trimmed regularly. Dead trees and shrubs should be removed promptly and disposed of properly. Shrubs or other plantings should be trimmed out of the pedestrian path on sidewalks and should not be allowed to extend onto the curb or street area.
- The MOSP HOA has a no burn policy regarding trash, brush, and other types of refuse.
- Outside storage sheds, garden sheds, etc. are not approved for use in MOSP. Homeowners choosing to store items underneath deck space must screen the space from view of neighbors and the public. An Architectural Change Request is required and must be approved. Items that should be stored out of the view of neighbors and the public include but are not limited to; lawn equipment, wheelbarrows, garden supplies, wood stacks, and ladders.
- Miscellaneous and other items that should be maintained in good repair include but are not limited to; children's play sets, basketball goals (both of which require an Architectural Change Request).

Unit (home) exterior should be maintained and in good repair.

- These areas include but are not limited to; windows, screens, shutters, doors, decks, patios, access ramps, vinyl and/or wood trim, as well as fences and trash can screens. Alterations or additions of these areas requires an Architectural Change Request.
- Roof alterations and/or additions including shingle replacement must also be approved and requires the same original shingle to be utilized (Timberline-Slate Blend).