



marinita
HOMEOWNER'S ASSOCIATION

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**MARINITA HOMEOWNER ASSOCIATION
ARCHITECTURAL AND LANDSCAPING MAINTENANCE STANDARDS**

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I. INTRODUCTION

- A. Per Article VII. Section 5 of the CC&R's this guideline is being published by the Marinita Homeowner Association's Architectural Committee (MAC) and is intended to assist the Homeowner in preserving the integrity, design, desirability and value of the Community and every part thereof.
- B. This guideline is intended to be read in conjunction with the CC&R's with particular attention given to the following Articles:
 - II. General Provisions, Section 1. Definitions
 - II. General Provisions, Section 2. Purpose of Restrictions
 - IV. Easements
 - VII. Architectural Control
 - X. Use Restrictions
- C. All maintenance, repair, replacement or renovation work shall be performed in a manner consistent with the CC&R's. Any repair or replacement resulting in an exterior change from the original look of the item shall be considered a renovation requiring pre-approval by MAC.
- D. All work that has not been properly approved or approved but considered to be unsightly or of less quality than the prevailing Community standards shall be re-worked to an acceptable appearance at the Homeowner's expense.

II. LANDSCAPE

- A. General
 - 1. The entire Property shall be kept free of rodents, pests, weeds and debris.
 - 2. Color beds, ground cover, lawn, Plants and Hedges (which include trees and shrubs) shall present an attractive appearance for the Property and the Community.
 - 3. All sidewalks, driveways, pathways, et cetera shall be clear of any plant growth.
 - 4. Color beds, ground cover, lawn, Plants and Hedges (which include trees and shrubs) shall be promptly treated to control insect, fungus and disease infestations.
 - 5. While chemicals are discouraged, if they are a necessity, care shall be taken to ensure that none goes into the drainage system.
 - 6. Color beds, ground cover, lawn, Plants and Hedges (which include trees and shrubs) shall be adequately watered.
 - 7. Failing and/or dying color beds, ground cover, lawn, Plants and Hedges (which include trees and shrubs) shall be replaced as necessary
 - 8. All grass cuttings and other trimmings shall be promptly removed or placed in the waste management's green containers.

B. Lawn

1. Lawn areas shall be kept mowed and edged.
2. Lawns shall be reasonably uniform and green in appearance.
3. Grass shall be no higher than the recommended height for the species.
4. No grass shall be allowed to go to seed.

C. Plants and Hedges (which includes trees and shrubs)

1. Plantings must be shown on landscape plans submitted for Architectural Committee review and must be approved in writing.
2. Plants and Hedges (which include trees and shrubs) shall be pruned regularly to contain their size and to preserve the natural view and aesthetic beauty which the Developer intended the Owner of each Relevant Lot to enjoy and taking into account the species, size of planter or other relative surroundings, and to enhance the health and natural appearance of plant material and the Property as a whole.
3. Plant and Hedge (which include trees and shrubs) growth shall be restricted to area behind curbs, sidewalks, walls and fences.
4. Pruning should consist of the removal of dead, dying, diseased, interfering and objectionable branches or limbs.
5. When pruning Plants and Hedges (which include trees and shrubs) care should be taken to make them shapely and typical of their species.
6. Where appropriate, Plant and tree canopies shall be raised by removal of lower branches to allow adequate clearance to vehicles and pedestrian traffic.
7. Olive trees shall be sprayed as needed to prevent the bearing of fruit.

C. Cover Beds and Ground Cover (See section A. above)

III. HARDSCAPE

A. General

1. All hardscape elements such as, but not limited to, sidewalks, curbs and gutters, expansion joints, walls, fences, patios, driveways, et cetera, shall be kept clear of dirt, mud, rust, trash, weeds, oil, fluids and any other substances which are unsightly and/or unsafe.
2. Routine repairs of erosion and other like damage shall be made promptly.
3. Expansion joints and cracks shall be kept clean and weed-free
4. All hardscape surfaces shall maintain a reasonably uniform appearance in color and texture.
5. Lifted or settled sections of all hardscape surfaces (excluding sidewalks that are the city's

responsibility) with a differential of one inch (1”) or greater shall be ground down if possible or removed and replaced to match existing surfaces.

6. All chips and spalls shall be promptly patched with like materials.

B. Sidewalks, Pathways, Patios and Driveways

1. Hazardous spills or stains of any kind shall be promptly removed and properly disposed of with care taken to ensure that the material does not go into the drainage system.
2. Stains from rust or other non-hazardous substances greater than one square foot in area shall be promptly removed and properly disposed of.

C. Walls and Fences

1. Loose or missing pickets, boards, posts, bricks, blocks, caps, et cetera shall be promptly repaired or replaced to match like surfaces
2. All walls and fences shall be maintained in a straight, upright position perpendicular with the level horizontal plane of the land.

IV. BUILDING AND STRUCTURE

A. Painted Surfaces

1. All painted surfaces shall be kept in a clean condition, uniform in color and texture.
2. Peeling, chipping, cracking, splitting or substantially faded paint shall be promptly treated and repainted.
3. Painted surfaces shall be kept free of all runs, sags, drips, chips or other defects.
4. Painted surfaces shall be sufficiently covered to hide all underlying surfaces.

B. Siding and Building Surfaces

1. Surfaces shall be kept in a clean condition, uniform in color and texture, and free of soot, resin, dirt, mud, rust, stains, et cetera.
2. All cracks and joints in building siding are to be filled with an appropriate material even with the finish surface.
3. Nails, screws and fasteners (except for Christmas lights and flags/banners) are to be counter sunk flush with finish surfaces.
4. Unsightly cracks, chips, splits or peeling are to be refinished to match original like surfaces.
5. Vents, ducts and openings shall be finished to blend with surrounding surfaces in color, texture and design.
6. Gutters, downspouts, conduit, chases, et cetera, shall be painted to match adjacent surfaces.

C. Windows and Doors

1. Windows and doors shall be kept clean and free of dirt and debris.
2. Cracked and broken windows and window screens shall be promptly repaired or replaced.
3. Door surfaces shall be kept in a clean condition, uniform in color and texture.
4. Door hardware shall be kept clean and free from pitting, rust, peeling and cracking.

D. Lighting

1. Light fixtures, globes and lens shall be kept clean and free of dirt, insects and debris.
2. Peeling, chipping, cracking, splitting, substantially faded and unsightly surfaces shall be repaired, replaced or refinished.
3. Glaring and obtrusive lighting shall be shielded so as not to interfere with the reasonable enjoyment of surrounding Homeowners.

E. Roofs

1. Roofs shall be maintained so as to present a uniform and clean appearance.
2. Missing or broken tiles, shingles, aggregate, vents, flashings and other roofing elements shall be promptly replaced.
3. All metal surfaces shall be kept rust-free and painted to match adjacent surfaces.
4. Chimney exteriors shall be kept free of soot, resin, dirt, debris and stains.
5. Gutters, downspouts and diverters shall be kept rust-free and painted to match adjacent surfaces.