



Policy COM-04

Roof, Gutter, and Downspout Maintenance

1.0 Reference(s)

CC&Rs Article IV Section 4.03, 4.09, 4.21

2.0 Purpose

- Follow the Community-Wide Standard Policy to ensure the aesthetics and cohesion of our community and maintain property values, (*Note-inspectors cannot go into resident yards but may gain visual access if invited by a neighbor to view the property.)

3.0 Policy

3.1 Home and Outbuilding Roof, Gutter, Downspout Maintenance

3.1.1 Roof, gutters, and downspouts should be kept clean and free of plant material

3.1.1.1 Remove moss and other debris

3.1.1.2 Repaint fascia, gutters and downspouts

3.1.2 Roofs, gutters, and downspouts should be free from damage

3.1.2.1 Repair and replace all damaged area(s)

3.1.2.2 ARB application and approval are required for replacement of roofs, gutters, and downspouts

4.0 Fines

4.1 Compliance Issue Notification

4.1.1 Compliance notifications shall be sent to homeowners for violation of Roof, Gutter, and Downspout standards

4.1.2 Fines may be imposed until violation is resolved

5.0 Responsibility

The Board or its delegate is responsible for enforcement, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary

6.0 Effective Date and Record of Amendments

08/19/2019, Original Policy, Compliance Policy, 2019-039.