

Indian Springs HOA
Standards of Maintenance

Approved by ISHOA BOD 9-18-19; unchanged from 11-19-18 version

These standards have been enacted pursuant to the *Indian Springs HOA Amended and Restated Declaration of Covenants, Conditions and Restrictions (CCRs) approved May 2, 2017*, section 8.07 by the Board of Directors of ISHOA.

1. Grass shall be mowed to the edge of pavement on lot frontage and shall be kept generally to no more than 8 inches in height. As a guide only, this will mean that grass is mowed at least once a week for much of the growing season, and rarely less often than once every two weeks from April to November. For undeveloped lots, the grass shall be mowed back from the edge of the pavement to a distance of at least 50 feet, or to an existing natural boundary, or to a point where it is no longer visible from the road, whichever comes first. Beyond this mowed area, all open areas on lots which are undeveloped shall be cut at least twice each year.
2. Wellheads and yard hydrants in plain view of roads and developed areas of lots shall be painted a satin or flat green color or a color which enables them to blend in with their surroundings. The suggested paint is Rustoleum Satin Spruce Green, available in 12 oz. spray cans.
3. Surplus construction materials shall be removed or stored out of sight of roads and all areas within view of adjacent lots within thirty (30) days of occupancy of structure or completion of project.
4. Under CCR 8.07.iv Maintenance of Property, fences are covered as an improvement to the lot. Fences shall be maintained in good order. Broken or severely warped rails and boards shall be replaced. Posts shall be kept plumb.