

Indian Springs HOA Architectural Review Board **Standards of Maintenance**

These standards refer to the *Indian Springs Declaration of Covenants, Conditions and Restrictions (CCRs)*.

1. Grass required to be mowed under CCR 8.07 shall be generally no more than 8 inches in height. As specified in 8.07, grass shall be mowed to the edge of pavement on lot frontage. 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, lots which are kept in hay shall be cut at least twice each year.
2. Mailboxes and posts shall be of the prescribed type and color, as stated in CCR 8.04. These have been available in the past from Albemarle Sign. Detailed specifications are available from the ARB. Mailboxes and posts shall be maintained in good condition.
3. 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.
4. Under CCR 8.07 Failure to Maintain, 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.
5. 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.