

North Shore HOA Esthetics Guidelines & Checklist

General Appearance: Front, side and back yards kept neat and free of trash. Yard tools stored out of sight. No tarps are allowed within view of the street. Garbage, recycle and yard waste cans will be promptly stored out of view from the street after the regular pick-up day.

Lawn, Garden and Shrubs: The lawn will be kept uniform, mowed, edged, weed & moss free and watered regularly to keep it green and healthy all year long. Dead spots will be seeded or new sod planted. Flower gardens and beds will be free of weeds, leaves and overgrowth. Shrubs will be trimmed and undergrowth controlled. Remove any dead plants and bushes.

Driveways and Sidewalks: Free of weeds and moss and any grass or weeds removed growing in the cracks. Accumulated leaves and needles should be removed.

Obstructions of sidewalks and hedges: Hedges, trees (including tree limbs) and shrubs will not obstruct the sidewalk. Remove low hanging limbs to allow for free, clear, and unobstructed movement of pedestrians and vehicles.

Rockeries/Banks: Kept free of weeds, moss, and overgrowth. Plants and shrubs will be neatly trimmed. Remove any dead plants and bushes.

Fences: Will be kept in good repair, painted, stained or sealed. Remove any moss/mold and apply a fresh coat of paint, stain or sealer. Replace missing boards/slats.

Decks/Porches: Will be free of moss, leaves, needles and painted, stained or sealed. Remove moss and apply a fresh coat of paint, stain or sealer when needed. Replace missing or damaged boards.

Siding, Paint and Trim: Remove mold and moss. New paint will be applied if the paint is fading, flaking or peeling. Houses in need of new paint or siding will be notified if the homeowner is not proactive with maintenance/repair.

Roofs: Remove moss, leaves, needles etc. Houses in need of new roofs will be notified if the homeowner is not proactive with maintenance/repair.

Outbuildings: Maintenance standards are the same as the house on the property.

Backyards: Homeowners are expected to maintain backyards using the same standards as above. Be a good neighbor to your neighbors.

Ongoing regular maintenance that addresses the esthetics guidelines and checklist will help keep the property in compliance of the North Shore HOA CC&R's. New paint, siding, roofing, landscape projects and other major homeowner improvement projects require ACC approval prior to starting the project.