

Property Maintenance Reminder

Many residents of Sanford Hidden Lake Villas are not maintaining their property as they should be. This letter is to serve as a reminder to all that the HOA covenants and your deed restrictions state that homeowners must maintain their property. Maintaining your property will increase property values and make Sanford Hidden Lake villas a desirable place to live.

Please take some time and inspect your property and if it needs any of the maintenance listed below.

The Architectural Review Committee and property manager will continue to do monthly inspections and send violation letters.

Required maintenance that must be performed by all home and villa owners

Siding must be free of rot, algae and mildew

Trim, soffits, rain gutters and down spouts must be firmly attached to the house or villa.

Homes and villas with faded or peeling paint must be painted approved colors.

Villa common and privacy walls must be painted proper color and be free of rot, algae and mildew.

Villa roofs shingle color must be Desert Tan or Copperwood.

Rotted and broken fences must be repaired or taken down.

Wood fences must be left natural or painted a Cape Cod gray or a natural wood color.

Vinyl fences must be free of green algae and mold.

Garage doors must be free of dents and rot and must be painted the proper color.

Front and rear yards must be free of debris and grass and weeds mowed and trimmed regularly.

Easement behind villas must have grass, weeds cut and trees and overgrowth also trimmed regularly.

If you can't get grass to grow in your front yard you must put down a low maintenance ground cover such as stone or mulch in the front of your property.

Grass needs to be cut and trimmed weekly during the growing season

Painting, fences, installing roofs and other major outdoor improvements will require **ACC approval first.**

If you have any maintenance questions you may attend one of the Architectural Review Committee meetings that are posted outside the pool fence 48 hours prior to the meeting or you may call the property manager.

You can incur a fine or have a legal action taken against you if you don't maintain your property to the HOA standards listed above.

Residents have reported that some dog owners are not picking up after their dogs. This is a city ordinance as well as an HOA rule and dog owners who don't comply will be fined by the HOA or turned over to animal control.

Thank you for doing your part in making Sanford Hidden Lake Villas a beautiful and desirable neighborhood.

The Architectural Control Committee and your Board of directors