

RULES AND REGULATIONS FOR EXTERIOR MAINTENANCE

1. Deteriorated outside materials i.e. wood, brick, soffit, roof shingles, doors, etc. shall be replaced. Where the item is common to another unit that also has similar conditions, the owners should coordinate the replacement with the other. **If negative roof conditions are reported by the Association and disputed by a Homeowner, Homeowner shall be required to furnish a written, certified copy of an Inspection Report, by a licensed contractor, qualified to perform inspections of Roof shingles and existing life expectancy shall be provided to the Association. Life expectancy shall be no less than (2) years from date of inspection.**
2. All exterior surfaces, including the roof, shall be reasonably clean at all times and free of mold and mildew.
3. Exterior surfaces, other than roof shingles, should be thoroughly cleaned every one (1) to two (2) years. Roof shingles should be thoroughly cleaned every three (3) to five (5) years. Where the item is common to another unit that also has similar conditions, the owners should coordinate the replacement with the other.
4. Driveways, walkways, patio floors and other outside surfaces shall be reasonably free of cracking or other signs of deterioration.
5. Exterior painted surfaces shall be painted when significant discoloration or staining occurs and/or peeling, cracking, or other noted deterioration exists. Where these surfaces common to another unit that also has similar conditions, the owners should coordinate the replacement with the other.
6. Existing paint colors shall be utilized unless written approval by the Board of Directors has been obtained.
7. Fences shall be reasonably clean at all times and deteriorated items shall be replaced. Any change to color or material requires approval by the Board of Directors.
8. Roof and roof gutters shall be maintained free of debris.
9. Homeowner is responsible for conforming with Association governing documents along with all local, state and federal laws.

**updated & adopted by BOD 2019
PALAMAR OAKS VILLAGE HOA, INC.
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