

Trotter Downs Homeowners Association

Key Compliance Standards

The following is a list of Compliance Standards that will be addressed during inspections. This list is not a complete list. For a complete list, refer to your copy of the Trotter Downs Covenants, Conditions, and Restrictions (CC&Rs).

1. Landscaping

Homeowners are responsible for maintenance of all landscaping, including the trimming, watering, and fertilization of all grass, ground cover, shrubs or trees, removal of dead or waste materials, and replacement of any dead or diseased grass, ground cover, shrubs or trees. (VII, 2)

- You are responsible for your yard including the area up to the sidewalk or the easement (swale) up to the street on all sides of your property.

2. Streets and Parking

No vehicle can be parked on (the streets) for a period exceeding 24 hours without prior written permission of the Association (Board of Directors). (VII, 2)

- Note: Please park on the sidewalk side of the street. Do not park on the side of the street with the swale (no sidewalk). This is to prevent damage to the swale and to ensure emergency vehicles can pass through the street.
- Parking on your lawn is not permitted, regardless of the location (front or side of your home). If you need additional parking to accommodate vehicles please submit a request to the ACC for a driveway extension. Once the extension is approved and completed you can park in the approved extended driveway.

3. RVs, trailers and other structures

No structure of a temporary character, trailer, recreational vehicle, boat, boat trailer, panel truck, bus, camper or camping trailer, tent, shack, barn or other outbuilding shall be either used or located on any Lot, or on the Street at any time, or used as a residence either temporarily or permanently. (VII, 4)

- If you have a vehicle described above that you use during the summer, it must be stored behind your fence. It cannot be stored in your driveway or the street.

4. Landscaping, Construction of Fences & Sheds

- Any construction on your property or alterations to the exterior physical appearance of your house (such as building fences) must be approved in writing by the Architectural Control Committee. (VI, 1-2)
- ACC approval is required for ALL landscaping, construction of fences and sheds, and must be approved **PRIOR** to starting the project.

5. Garbage Cans: Garbage cans are to be stored neatly against your home and should not block garage doors.

6. Home Maintenance: These are items such as removing mold from siding and gutters, repair of windows, fences, porch railings and painting. Since these types of maintenance issues can be costly, homeowners can request an extension from the Board for completing these items.