

## Hawks Landing Covenants Compliance Guidelines

Typical Citation Issues or Category	Related Covenant, Restriction or Regulation	# Days to Fix
<ul style="list-style-type: none"> <li>—Dirt/mold on house, roof, trim, shed, driveway or sidewalk</li> <li>—Shutters/Garage Door/Driveway/Siding damaged or peeling</li> <li>—Trim (fascia, railings, windows, vents, etc.) damaged or peeling</li> <li>—Shed in disrepair</li> </ul>	<p><b>HLG Declaration of Protective Covenants and Restrictions (PC &amp; Rs), Section 6.2</b> Each owner shall keep all Lots owned by him, and all improvements therein or thereon in good order and repair, free of debris, all in a manner and with such frequency as is acceptable to the Association and consistent with a first-quality development, any Rules adopted by the Association, and the Architectural Guidelines adopted by the Association.</p> <p><b>HLG Architectural Guidelines: Article II, Section 2.23</b></p>	60
<ul style="list-style-type: none"> <li>—Mailbox or post dirty/damaged/rusty/ peeling</li> </ul>	<p>Exteriors of all living units and exterior structures must be kept neatly and adequately painted and/or stained.</p>	30
<ul style="list-style-type: none"> <li>—Gutters/downspouts damaged/dirty</li> </ul>	<p><b>HLG Architectural Guidelines: Article II, Section 2.15</b> Gutters and downspouts must be kept in good repair.</p>	60
<ul style="list-style-type: none"> <li>—Bare patches in lawn</li> <li>—Vegetation growing out of gutters</li> </ul>	<p><b>HLG Architectural Guidelines: Article II, Section 2.17</b> Lawns shall be cut to maintain a uniform appearance. The lawn shall not exceed 4" in height.</p>	30
<ul style="list-style-type: none"> <li>—Grass high (&gt;4")</li> <li>—Weeds in landscape beds/yard</li> <li>—Yard debris not disposed of properly</li> <li>—Grass/weeds growing in driveway cracks, sidewalk or curb</li> <li>—Bushes/shrubs in need of pruning</li> </ul>	<p>All shrubs, trees and grass are to be neatly trimmed, properly cultivated and free from trash, weeds and other unsightly materials. Owner must also maintain the grass behind fences and along easement property.</p> <p><b>HLG Declaration of PC &amp; Rs, Article VI, Section 6.1 (r) Sightlines:</b> No tree, hedge or other landscape feature shall be planted or maintained in a location which obstructs sightlines for vehicular traffic on public streets.</p>	5
<ul style="list-style-type: none"> <li>—Trash Cans not stored properly</li> <li>—Miscellaneous items stored on driveway or side of house</li> </ul>	<p><b>HLG Architectural Guidelines: Article II, Section 2.35</b> <b>HLG Declaration of PC &amp; Rs: Article VI, Section 6.1 (q)</b> There shall be no accumulation or storage of trash or bulk materials on any Lot. Trash containers shall be kept inside the garage or properly screened from view from the Common Area, any street or neighboring house by landscaping or fencing.</p>	Immediately
Basketball Goals	<p><b>HLG Architectural Guidelines: Article II: Section 2.5</b> Basketball goals are to be maintained in consistent good condition and must be free of rust. The net and rim must remain in good condition. Goals shall be stored in erected position no closer than 15ft from the curb, or stored screened from view behind a fence, inside the garage or in backyard.</p>	10
<ul style="list-style-type: none"> <li>—Fence dirty/moldy</li> <li>—Fence damaged</li> </ul>	<p><b>HLG Architectural Guidelines: Article II, Section 2.12</b> Fences shall be regularly repaired/maintained to a like new condition. No warped, rotted, loose, or damaged boards, pickets, rails, or posts shall be permitted. Painted fences shall be regularly painted (not faded or chipped paint).</p>	30
Flags	<p><b>HLG Architectural Guidelines: Article II, Section 2.13</b> Owners may display up to one flag (no greater than 3' x 5') in good condition per Lot provided it is bracket mounted on the front of the house that is not more than 6' in length. Freestanding flags are not allowed. No flag may be placed within any residence so as to cover a door or window in whole or in part.</p>	5
Vehicles	<p><b>HLG Declaration of Protective Covenants and Restrictions, Section 6.1 (w)</b> Except in connection with construction activities, no trucks (other than SUVs and pickup trucks with a load capacity of one ton or less), trailers, campers, recreational vehicles, boats or other large vehicles, including grounds maintenance equipment, may be parked on any portion of a Lot without Board approval. Parking of all such vehicles and related equipment, other than on a temporary and nonrecurring basis, shall be in garages or screened enclosures approved by the ARB. All vehicles must be parked so as not to impede traffic or damage vegetation. No junk or derelict vehicle or other vehicle on which current registration plates and current city and state inspection permits are not displayed shall be kept upon any portion of the Common Area, or any portion of a Lot visible from the Common Area or another Lot. Vehicle repairs and storage of vehicles are not permitted except in accordance with the Rules; provided however, that noncommercial repair of vehicles is permitted within enclosed structures.</p>	Immediately