

Architectural Control Checklist

11/17/10

General Responsibility

Owners are responsible for properly maintaining the exterior of their dwelling, fences, and any other structures on their lots. Maintenance includes actions necessary to preserve the appearance of the property, prevent deterioration, and to repair or replace materials that have deteriorated. Failure to comply with this responsibility may be a violation of the Dorado Country Club Estates Master Association CC&Rs.

The following are examples of those conditions, which will be considered a violation of the Architectural Control Guidelines if visible from the street, adjacent property or common areas:

1. Physical Structures

- Any surface with severely peeling, cracking, mildewed, or fading paint.
- Trim (including shutters, fascia, tiles, gutters, and flashing) which is severely faded, broken, missing, rotted, dirty.
- Mailboxes which are severely dented, bent, broken.
- Driveways, or patios that are visibly broken, deteriorated, or otherwise damaged.
- Incomplete architectural alterations/projects.
- Inappropriate visible storage of building materials, lawn maintenance materials or equipment, toys, or refuse.
- Walls, gates, or fencing that are broken, rotted, leaning, severely weathered or otherwise damaged.

2. Yards and Natural Items

- Lawns in excess of eight (8) inches in height, lawn edges overgrowing manmade surfaces, and grass not trimmed around structures, planted areas and trees.
- Planted areas and/or grassy areas containing an excessive amount of, or overgrown with, weeds or fallen leaves, or areas that are eroded, missing ground cover.
- Accumulated trash or debris.
- Conditions which cause erosion or flooding.
- Shrubs and trees obstructing walks, paths, or streets or that have become overgrown (too large) for the space.
- Dead trees, palm prawns, stumps, bushes, lawns, or other vegetation.

3. Other

- Trash and recycle containers stored in street view during other than trash pickup days
- Non operational or unregistered vehicles parked on the street or in driveways.
- Vehicles parked on landscaped common areas
- Vehicles parked so as to impede the flow of traffic

Other: _____
