

### **ARB Routine Inspection Check List**

1. Roofs should be in good condition and cleaned periodically to remove dirt and mildew.
2. Home exteriors including stucco, trim, fascia, doors gutters, leaders, windows, doors and lanais should be in good condition and adhere to paint color guidelines, unless an exception has been granted by the ARB and approved by the Board of Directors.
3. Drive and Walkways should be in good condition and meet all color, material, and dimension criteria established and approved by the community residents.
4. Hurricane shutters are only allowed from June 1 through November 30. Only clear polycarbonate panels may always stay in place. If shutters are used when away for security, they must be "clear type."
5. Front Lawn Lamp Post Light should be in good working order and must meet color requirements provided in ARB Guidelines. Lightbulbs should be a three-candelabrum size lamp fixture with no more than 40-watt lamps.
6. Garage Fixtures must be black, gold or brass to match the post lamp.
7. Flood or spot lighting cannot be directed towards the front of a home and cannot shine on the roadway or a neighbor's property.
8. Rear or side security spot or floodlights must not be pointed at or shed light on a neighbor's home or property. It must be motion sensitive (not left on all night.)
9. The fixture above the entrance door should not be the type that hangs and sways in the wind.
10. Walkway lighting to the front door must be Malibu\* type lighting no higher than 12 inches from the ground and no more than a 7-watt lamp. The light must shine on walkway only.
11. Wiring for lighting or any electrical purposes (unless temporary) must be buried underground.
12. Security cameras must not be pointed at or collect an image of a neighbor's home or property without their consent in writing from the ARB.
13. Storage on side of homes is limited to grills and garden hoses. Trash cans and recycling containers should be in garage if possible. If they are stored outside, they should be on the side of homes, with secure lids and hidden from view from the street.
14. Surface or subsurface drainage alterations drainage permitted, and no alteration shall be made or permitted on any Lot which shall in any way hinder the surface or sub-surface drainage of any portion of The Patio Homes.

15. Household pets, such as domestic canines and cats, shall be kept on a leash when outside.

Owners shall be responsible for proper removal of fecal matter.