



Guidelines for Property Maintenance

The purpose of Declaration of Covenants, Condition and Restrictions for Wyndham Gates and The Reserve at Wyndham Gates is “to impose upon the Property mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of real property”¹ Compliance with the covenants ensures a neat, uniform, and welcoming appearance throughout the neighborhood and preservation of property values.

Property Owner Responsibilities

“Each owner of a Lot shall be responsible for ensuring that the Owner’s family, guests, tenants and Occupants comply with all provisions” of the covenants and by-laws. “Furthermore, each Owner and Occupant shall always endeavor to observe and promote the cooperative purposes for which the Association was established.”²

Property Maintenance Guidelines - General

Remove all litter, trash, dead vegetation, refuse and waste from the property.

Keep exterior lighting in working order.

Keep lawn and landscaped areas alive, free of weeds, and attractive. Grass should be no taller than 4”.

Keep driveways in good repair.

Repair exterior damages to all improvements (home, garage, outside storage, etc.).

Keep right of way areas on the front and side streets of individual lots maintained³

Keep trees and shrubbery pruned.

Covenants, rules and regulations promote safety for community residents and visitors and maintain the integrity of community aesthetics. Direct questions or concerns to the HOA Board of Directors: wyndhamgates@gmail.com
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Keep lawn grass within guidelines.

Clean structures of mold and mildew.

Siding surfaces should be cleaned and painted to replace chipping, peeling and faded paint. A change of paint colors requires approval from the Architectural Control Committee. Approved color schemes are in the HOA portal.

Fence height is 6' and should be made of wood. Any variation to height must be approved by the Architectural Control Committee (ACC). **Fence pickets** should be in good condition, not warped, cracked or missing. If you are replacing your side and rear fence with the same fence, ACC approval is not required. Changes in type or height of fence requires written approval from the Architectural Control Committee

Front and side yards should appear neat, uncluttered, and maintained. Owners are encouraged to move statuary, unused or excessive pots, and personal items to the back yard. Owners with excessive numbers of pots, objects, and yard art that visually obstruct the permanent landscape and/or attempt to substitute for permanent landscaping shall be subject to review by the Architectural Control Committee.

Exterior house paint approved color schemes are found inside of the homeowner's portal. [Original paint was Sherman Williams] Any variation must be approved by the HOA Board.

Roof replacement should match the existing color of the shingles. Any variation in color must be approved by the HOA Board.

Basketball goals must be a commercially available residential model. They may not be permanently installed not be set up or positioned to allow for or encourage play to take place in the street or on a neighbor's property. They are to remain in the owner's yard.

Architectural/Property Improvement Approval Standards²

The standard for approval of improvements shall include, but not be limited to:

- (1) harmony with the external design of the existing residence,
- (2) materials to be used,
- (3) compliance with the Community-Wide Standard, the Declaration of Covenants and Restrictions, or design standards adopted by the Board,

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- (4) the location in relation to surrounding structures and topography, and
- (5) any other matter deemed to be relevant or appropriate by the Board or ACC.
- (6) structure does not encroach onto Common property, and
- (7) does not affect the exterior appearance of the lot.

Recommended Lawn Care Plan

February

1. Time to apply pre-emergent to control weeds

March-April

1. Remove remnants of dead grass and annual grassy weeds like crabgrass, goosegrass and barnyard grass and thatch.
2. Mow high
3. Apply fertilizer when the grass begins to turn green.
4. Patch and thicken.
5. Repair bare spots.

Summer Lawn Care

1. Mow high
2. Treat for grubs, etc.
3. Control weeds
4. Water
5. Feed

Fall Lawn Care

1. Mow short
2. Fertilize
3. Seed
4. Mulch

References

¹ Declaration of Covenants pg. 1

² Declaration of Covenants, Use Restrictions pg. 12

³ Opelika City Ordinance