

## Ongoing Property Maintenance

As a member of Emerald Green Property Owners Association, each property owner must assume responsibility for the appearance and maintenance of their property. Owners of properties not maintained as described below will be found to be in violation of the building code.

**1. Correct address:** The correct 911 designated address must be displayed on each house or at the end of the driveway so that it will be clearly visible from the center of the street and shall be placed so that it may be seen from either direction while driving on the road. If at the end of the driveway, house numbers must be a minimum of three inches tall and a maximum of six inches tall and at least four feet from the ground so as not to be buried by the snow. If mounted on the house, numbers must be at least six inches tall and at least six feet from the ground, and if such house is more than 50 feet from the road, then additional house numbers must be displayed at the end of the driveway. Use of reflective material is preferred. Color of numbers must be in sharp contrast to the color of the background to make them clearly visible from the road. The displayed numbers shall be in bold, clearly readable numerals. All previously designated house numbers must be removed.

**2. Garbage Shed:** If garbage pails are left outside, each house must have a garbage shed of sufficient size to contain two 32 gallon garbage pails. The shed shall be completely enclosed so as to prevent animals from access to, and scattering garbage. The shed shall be finished in earth tone colors and must be maintained in good condition. Pails that are not kept outside may only be left out on pick up day.

**3. Fuel Tanks:** All above ground fuel tanks located outdoors must be enclosed with a material such as close weave lattice (earth tone) with shrubbery placed around it so it cannot be seen from the road, lake, or adjacent property. Lattice may be eliminated if there is sufficient shrubbery installed to completely camouflage the tank.

**4. Lawns and landscaping:** Lawns must be maintained in good condition and mowed on a regular schedule so as to prevent grass from attaining a height of more than 4 inches. Conditions considered unacceptable will be, but not limited to, bare spots, tall weeds, accumulation of leaves or broken branches, debris, etc. Trees and shrubs must be maintained and pruned on a regular schedule.

**5. Driveways:** Blacktop driveways may not have excessive cracking and must be kept free of weeds, dirt, pebbles and miscellaneous debris. Pebble, stone, or interlocking block driveways must be maintained free of weeds and other debris, and the front and sides must be defined. (i.e. Edges of driveway must not be scattered and mixed into bordering landscaping).

**6. Condition of house:** Homes, including decks and attachments, garages, sheds, shall be maintained in good condition. All exterior surfaces must be washed, painted, stained or replaced as necessary to maintain a neat appearance. Permits are required prior to any exterior work being done.

**7. Removal of leaves, branches and other debris:** The property owner is responsible for removal of leaves, branches and other debris as it accumulates, and proper disposal of same. Dumping of leaves, branches and other debris on other properties, including empty lots is a finable offence and will not be tolerated.

**8. Weed control:** Weeds must be controlled on all areas of property with special care to eliminate all weeds that may be viewed from road.

**9. Vehicles:** No commercial or recreational vehicles, camper trailers, boats and trailers may be stored outdoors, and no extensive work on any motor vehicle, boat or machine of any kind may be performed outdoors without prior written consent of the Board of Directors.

**10. Basketball backboards:** Basketball backboards or other sports equipment may not be erected or installed on any property less than 20 feet from the street or property lines. Sports activities must not take place on any street in Emerald Green.

**11. General appearance:** The general appearance of all properties in Emerald Green must be kept neat and orderly which will include but not limited to all of the above. As the above rules and regulations are not all inclusive but simply a guideline to maintain the desired aesthetic appearance of our community, the Board of Directors and/or their designated committee, will at their discretion, have the right to determine if a property is not being maintained in a manner that is consistent with maintaining the property values of the surrounding area. If conditions found unacceptable are not corrected within a reasonable time after notification, the board has the right to impose fines or to have those conditions corrected and charge the homeowner for the costs incurred.

**12. Pets:** Not more than two domestic animals per home are acceptable provided they are not a nuisance to the community. Owners must 'pick up' after their pets when they are walked on any roads in Emerald Green. Pet owners must comply with Town of Thompson and Emerald Green POA LEASH LAW when off owners property

**13. Unimproved lots:** Owners of unimproved lots have a responsibility to maintain the lot in an orderly manner. Fallen or about to fall trees must be removed. Large branches, piles of dirt, other debris, or unsightly matter must be cleared within 15 feet of the road.

**14.** No signs of any type are permitted. This includes 'For Sale' and 'For Rent'