



Community Maintenance Standards

WHEREAS, the Ballentine Pointe Declaration of Covenants, Conditions, and Restrictions (Covenants) grants the authority to define the “Community-Wide Standard” to the Architectural Control Committee (ACC)

WHEREAS, Article III (d), Section 1 of the Bylaws of Ballentine Pointe Homeowners Association, Inc. permits the Board of Directors to establish an Architectural Control Committee as well as Other Committees.

WHEREAS, the Board of Directors has determined that the members of the Architectural Control Committee shall consist of the members of the Board of Directors and the Landscape & Architecture Committee

WHEREAS, Article 14 of the Covenants requires that Owners maintain their Lot and any public right of way between their Lot and the curb(s) of the street bordering such Lot consistent with the Community-Wide Standard and the Covenants.

WHEREAS, there is a need to explicitly define such standards in order to reduce any ambiguity and subjectivity in enforcement of the Covenants

THEREFORE, BE IT RESOLVED, The Ballentine Pointe Board of Directors and the Landscape & Architecture Committee jointly as the Architectural Control Committee hereby adopts the following Community Maintenance Standards that shall be incorporated into the Community-Wide Standard and enforced appropriately by the Association.

Lawns

1. Grass must not exceed 4 inches
2. Grass must be regularly mowed, edged, and maintained. During the growing season, this means at least once every other week. Depending on weather conditions, some lawns may require weekly maintenance.
3. Weed control is mandatory. This can be via chemical measures or alternative measures, either using a professional company or performed by yourself. Weeds generally require continuous control. While weeds are getting under control, they must be mowed regularly to maintain height with the grass. Serious weed issues might require a professional weed prevention and treatment plan. The Association reserves the right to request receipts from a reputable vendor as proof of being under a weed control program if self-control is not working



4. Edging is required around landscape beds, street curbs, and driveways
5. Bare spots in the front or side yards must be replaced with either fresh sod or reseeded
6. Grass clippings should not be blown into the street and left there. Sidewalks should be cleared of any grass clippings.

Landscape Beds

1. Landscape beds must be properly maintained with mulch, landscape stone, or pinestraw, with the bedding material replaced as necessary
2. If the landscape bedding material is changed, then landscape fabric must be installed correctly underneath the new bedding material.
3. Weeds must be removed regularly from landscape beds

Trees & Shrubs

1. Shrubs, both in and out of landscape beds, must be maintained at an appropriate height for the plant and location
2. Trees and shrubs should be trimmed as appropriate for the plant and locations. This includes any overhangs of a sidewalk that would require bending or going off the sidewalk to pass, or to block sight lines for vehicles around corners, curves, or regulatory signs..

Home & Other

1. Homes must be pressure washed if algae, mold, mildew, or clay is present on the siding.
2. Mailboxes must be maintained. Mailboxes that cannot be repaired must be replaced. Replacement mailboxes must be of the approved design.
3. Toys, Portable Basketball Courts, etc.. cannot be left in the front yard or porch overnight and when not in use. Basketball Courts cannot be on the street or outside of your lot. Play area must be confined entirely in your lot. The "basketball court" cannot include the street, common areas, or neighboring lots.
4. House exterior and fencing must be maintained in good working order and repair, including but not limited to, front lights, paint, shutters, soffit, trim, roof, and garage doors.
5. Trash cans must be kept out of sight on days other than the trash collection day, and brought back in as soon as reasonably possible after being emptied. They may be kept in your rear yard, garage, or on the side of a home behind an appropriately sized shrub, fence, or purpose-built trash screen. Note: submitting an ARC request for any modifications needed to place the trash can on the side of the home is still required.