

DISCOVERY HEIGHTS OWNERS ASSOCIATION

Owner Property Expectations and Commonly Violated CC&Rs

These rules are designed to encourage all owners to keep their homes and property in good condition — appropriate for our neighborhood. These are common-sense rules that originate from Discovery Heights & Southport Master Association CC&Rs, Municipal Code, and association rules developed over the years. **The most common violations include sub-standard landscaping maintenance, garbage left at the curb several days before garbage pickup day, parking trailers, RVs and boats for multiple days, and exterior projects initiated without prior approval.** Please avoid a violation and fine by following these basic rules:

1. **House power washing:** Home exteriors need periodic washing, especially after a long winter. Home exteriors should be clean and in good condition.
2. **House painting:** Most exteriors require painting every 8-12 years. Roof eaves trim and south-facing surfaces may require more frequent painting. *Pre-approval is required prior to any painting – whether in existing or new colors.*
3. **Moose damage repair:** Trees and bushes damaged by 4-legged visitors should be pruned or replaced.
4. **Driveway repair:** Driveways require periodic cleaning and crack sealing. Driveways with extensive damage should be replaced. Many driveways suffer from frost heaving due to poor soils under the driveway, and therefore would benefit from additional soils excavation and replacement with proper non-frost-susceptible soils prior to paving.
5. **Walkway & Entry Stair Heaving:** Some homes have significant frost heaving in the winter, which should be addressed by the homeowner from a safety and aesthetic standpoint. Most problems can be eliminated by removal of frost-susceptible materials (peat & clay) and replacing with proper non-frost-susceptible soils.
6. **Lawn & Landscape Maintenance:** Yards are expected to be clear of debris, and lawns should be in healthy condition. Grass should not be mowed too low. Clippings should either be removed or mulched, and swept from driveways and street gutters. If the grass is too long or too wet to be mulched properly, clumps of grass should not be left on the lawn. Weeds should be removed from your landscaping and lawn for overall appeal and to prevent spreading to your neighbor's yard. If you plan to be gone for more than a week in the summer, please arrange for someone to care for your yard. If you have a yard service, you are responsible to ensure that they do not put the yard waste at the curb before garbage day.

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7. **Garbage & Yard Waste:** Municipal ordinance prohibits placing garbage cans and bags at the curb before the day of pickup. This applies to grass clippings as well as household waste. All garbage should be stored out of sight from the road until garbage day – do not store your grass bags next to the garage within view of the street.
8. **Street Parking:** The CC&Rs allow for parking a maximum of two personal vehicles in the driveway. Long-term street parking is illegal by municipal code, creates blind spots for drivers and presents a risk to neighborhood children and pedestrians.
9. **Boats, Trailers & RVs or Motor homes:** These vehicles are not allowed to be parked at your home except for loading and unloading. As a practical matter, homeowners are encouraged to load/unload their vehicle no more than one day prior to or following their trip. Vehicles parked for more than one day will receive a violation notice.
10. **Garage Sales:** Homeowners are encouraged to participate in the Southport neighborhood “garage sale day” sponsored by the Southport Master Association. Homeowners will be notified each year when this event is scheduled.
11. **Signs:** Yard signs are prohibited. This includes political candidate signs. The only exception is one “House for Sale” sign.