

LAKE SAWYER SOUTH COMMUNITY ASSOCIATION

COMMUNITY STANDARDS FOR LAKE SAWYER SOUTH

(VERSION 2026.2)

These Community Standards are established to preserve the appearance, safety, and property values within Lake Sawyer South. All homeowners are responsible for maintaining their property in compliance with these standards and the Association's governing documents.

Total Yard Maintenance

Lawn Maintenance

- Lawns must be regularly mowed to maintain a neat and uniform appearance and shall generally not to exceed six (6) inches in height.
- Edging along driveways, sidewalks, and curbs must be neatly maintained and free from overgrowth.
- Lawns must be kept free of excessive weeds, bare patches, and dead grass. Homeowners are encouraged to fertilize and treat weeds and necessary.
- Sod areas must be maintained and replaced if they become dead or severely damaged.

Shrubs, Trees, and Plant Beds

- Shrubs and bushes must be neatly trimmed and not obstruct windows, sidewalks, or neighboring properties.
- Trees must be pruned to prevent low-hanging branches and to maintain a healthy shape. Dead or hazardous branches must be removed.
- Flower and mulch beds must be weeded regularly and replenished with mulch as needed.
- All plant material must remain within the homeowner's lot boundaries and may not encroach onto sidewalks, streets, or common area.

General Yard Cleanliness

- Yards must be free of debris, clutter, fallen limbs, dead plants, and unmaintained items.
- Trash containers, recycling bins, and yard waste may not be visible from the street except on designated collection days.
- Yard ornaments and decorations must be well-maintained and appropriately sized for the property.

Irrigation and Drainage

- Irrigation systems must be maintained in proper working order and adjusted to prevent over-watering, flooding, or runoff onto the sidewalks or neighboring properties.

- Homeowners are responsible for correcting any drainage issues originating from their lot that negatively impact other properties or common areas.

Violations and Enforcement (Landscape)

Failure to comply with these standards may result in a violation notice and fines as outlined in the Association's governing documents. The Association reserves the right to determine whether a yard is being maintained to the required standard.

House Exterior

Exterior Paint:

Homes will require painting if any of the following conditions exist:

- Paint is chalking
- Paint is worn away
- Paint is mottled or faded
- Stucco is cracked (repairs must be completed prior to painting)
- Repairs have been made and the paint does not match

Additional Requirements:

- All painting must be completed in a professional manner
- Paint must be intended for exterior use.
- Only flat finish is permitted. All other sheens are not allowed.

Front Porches

Railings:

- Railings must be secure, stable, and free from damage.
- Broken, loose, or sagging railings are not permitted and must be repaired or replaced promptly.

Porch Floor and Surface Condition:

- Porch floors and surrounding areas must be kept clean and free of dirt, mold, and mildew.
- Cracks or structural damage must be repaired to maintain safety and appearance.

Paint and Finish:

- All painted porch surfaces must be maintained in good condition.

- Peeling, chipped, or faded paint must be repaired and repainted to match the approved color scheme.

Furniture and Décor:

- Only furniture and décor designed for outdoor use is permitted.
- Indoor furniture (including upholstered couches, recliners, dining tables, etc.) is not permitted.
- Furniture must be clean, well-maintained, and in keeping with the community's aesthetic.

General Appearance:

- Porches must remain uncluttered and free from storage items, excessive decorations, or unsightly materials
- Homeowners are responsible for routine cleaning to prevent dirt, mold, mildew and deterioration.

Ongoing Compliance:

- The Association reserves the right to issue violations if these standards are not met.

Garage Door Maintenance:

General Condition:

- Garage doors must be clean, well-maintained, and free from mold, mildew, oil stains, or debris. be kept clean and well-maintained.
- Garage doors may not show signs of faded paint.

Replacement and Modifications:

- All replacement materials must match existing community standards and maintain visual uniformity.

Ongoing Compliance:

- Homeowners are responsible for ongoing maintenance to ensure garage doors remain safe, functional, and aesthetically consistent.

Driveways and Walkways

General Condition:

- Driveways and walkways must be kept clean and well-maintained.
- Surfaces must be free from weeds, mold, mildew, oil stains and debris.
- Cracks or broken areas must be repaired promptly.

Paver and Surface Integrity:

- Pavers, concrete, or other hardscape materials must remain level and stable.
- Uneven, loose, or raised areas caused by tree roots or other conditions must be corrected.

Tree Root Damage:

- If tree roots damage driveways or walkways, an ARB application must be submitted and approved prior to repairs.

Replacement and Modifications:

- All material must match the existing community standards and maintain visual uniformity.

Ongoing Compliance:

- The Association reserves the right to issue violations if these standards are not met.

Mailbox Maintenance & Appearance

Working Order:

- Mailboxes must remain fully functional, including hinges, doors, and flags (if applicable).

House Numbers:

- Clearly visible street numbers must be displayed on the front of the mailbox.
- Numbers must be legible, and match the approved community style, size, and placement.

Condition:

- Chipped, peeling, or damaged paint must be promptly repaired promptly.
- Touch-ups must blend seamlessly with the existing color.

Repairs and Replacements:

- Any replacement of the mailbox, post, or components must match the approved style, color and materials to ensure visual uniformity.

Ongoing Maintenance:

- Mailboxes and posts must be kept free of rust, mold, dirt, or debris.
- Routine cleaning is required to prevent deterioration.

Garbage Can Storage

- Garbage cans may not be stored in the driveway.
- Garbage cans may not be put on the curb earlier than the evening before collection and removed the evening of collection.
- Garbage cans stored outside must be screened from street view using approved plant material.

Fences

- All fences must be kept free of dirt, mold, and mildew.
- If your neighbor's fence faces your yard, you are responsible for maintaining the side facing your property.
- On corner lots, homeowners are responsible for maintaining the exterior side of the fence that faces the street.