

## **THE POINTE HOMEOWNER'S ASSOCIATION**

### **Key Compliance Standards**

**The following is a list of Compliance Standards that will be addressed during inspections. This list is not complete, but reflects the most repeated violations. For a complete listing, refer to your copy of the Restated Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and Policy Documents on the community website at <http://hometastic.com/sites/hpmi/thepointe/>.**

#### **Landscaping and Lawns - Responsibilities**

The Association maintains the front yards and green parking strips of all lots where a residence is constructed to ensure and enhance consistent appearance at all times. The standards and limitations of the landscape contractor's duties will be reviewed yearly and updates will be communicated to all homeowners and residents via the HOA website and notices in the newsletter.

- **Front Yard Maintenance:** Unless an Owner has Opted-Out in writing with Vantage; landscapers do the following as required by their contract:
  - Mowing, edging, and fertilizing the lawn
  - Treating the lawn for weeds
  - Pruning and weeding the shrubs and flower beds
  - The arborvitae separating lots between the driveways will be maintained just below the level of the gutters.
  - Periodic aeration, overseeding, and treatments of the lawns.  
Refreshes of bark and shrub replacements occur as add-ons to the contract as authorized by the HOA board.
- **Owners are responsible for the following:**
  - Watering of grass, ground cover, shrubs and trees
  - Removal of dead plants or waste materials (garbage, rubbish or debris) and non-functional lawn furniture
  - Removal of weeds in rocks
  - Replacement of dead or diseased lawn areas
  - Tending flowers or annual plantings added to the front yard
- **Back Yard Maintenance:** Owners are responsible for the following:
  - Maintenance of lawn and plants to ensure vegetation does not grow over or under dividing fences or encroach onto neighboring lots
  - Removal of weeds located outside of fences visible to the street
  - Upkeep consistent with the CC&R's

#### **Non-Summer Lawn Care**

Lawns are expected to be kept watered year round. HOA provided landscapers will provide fertilizer and aeration sufficient to ensure a healthy lawn with regular watering. Lawns are expected to be predominately green September through May as a result of sufficient watering and natural rain. No bare patches should be allowed to persist from September to May without evidence of repair. Evidence of repair includes overseeding and a mulch covering to hold moisture and promote growth.

#### **Summer Lawn Care**

Sufficient watering should occur to avoid dead patches to the extent possible considering the soil. Due to the poor soil in the neighborhood and potential watering restrictions in the summer, the board will accept dormant lawns with predominately brown grass from June through August and will not issue fines for compliance violations during these months. Dead patches resulting from summer drought and heat must be repaired per the Inspection Schedule.

### Inspection Schedule

Violations will be noted and enforced monthly by compliance inspectors viewed from the street and/or pointed out by third-party neighboring homeowners via descriptive written documentation, such as letters and/or email correspondence, with supporting evidence of images.

This table shows the schedule of inspections and the time frame in which homeowners should act to correct violations.

<b>Inspection Area</b>	<b>Inspection Dates</b>	<b>Correction Timeframe</b>
Lawn Care	September – October, and April – May	28 days to show evidence of repair of bare patches
General CC&R compliance such as garbage cans out of sight, parking, trailers, debris in yard, etc.	Monthly	14 to 28 days to repair depending on the violation
Moss, Mildew, or Debris on roof, siding/trim, or on or in gutters	Monthly April – September	28 days to repair
Home Maintenance such as repair of paint, windows, fences, or porch posts/railings.	Monthly April –October	28 days to repair or provide a plan to repair* within six months depending on the severity or cost of the problem. E.g. A broken window or an improperly installed window air conditioner would require an immediate repair; a home painting would require a plan to repair.

\*Plans to repair should be submitted as an ACC Application and are subject to HOA Board approval.

### Home Maintenance

Owners are responsible for maintaining the structure of property at their own expense in accordance with the original plans and specifications of the lot with approval of the ACC Committee. Such conditions include but are not limited to; driveways, front doors, garage doors, front porches, front and back yards, paint, roof, concrete foundation, siding, fences, railing, trim, posts and rot repair. **(CC&R's Article 11, Section 11.2).**

### Paint Color & Maintenance

Homeowners are required to follow the existing color palette of the neighborhood that are comprised from the Parker paint numbers located on the neighborhood website. Maintenance is mandatory when there is evidence of fading or deterioration of the paint including chipping, flaking or containing gaps that can lead to structural damage. When the necessary actions have not been taken into effect to maintain the exterior appearance of the home, a compliance notice and fine will be sent to the owner indicating the specific violations. Re-painting must be completed within six (6) months from the time the notice was issued or an extended period negotiated with the Board.

In request to change the exterior paint color, homeowners must submit an Architectural Control Application (ACC) to receive approval from the Board.

### **Post and Rail Maintenance**

Front porch posts and rails often deteriorate due to the nature of their construction and are difficult to repair following the original design. The Board may accept alternative post structures; requests for changes should be clearly illustrated using pictures of approved designs used by other homeowners or construction images provided by contractors. However, existing railings are constructed from readily available lumber and must be maintained or rebuilt using the same design to keep a uniformed appearance. With sufficient caulking and paint maintenance, railings should maintain proper condition and appearance. Failure to upkeep posts and rails or removal of posts and rails will result in a compliance notice indicating descriptive accounts of compliance violations.

### **Moss and Mildew**

Moss, mold, algae and mildew are commonly found on roofs, gutter exteriors and siding due to weather implications. These conditions should be regularly addressed and treated to ensure a well-maintained appearance. Dryer ducts venting to the roof or side of the house must be kept lint free.

### **Window Mounted Air Conditioners**

The Board encourages homeowners to consider ductless heat pump systems or single room air conditions that are located fully inside the home with only a panel mounted in the window to exchange the flow of air. If used, a window-mounted air conditioner must be properly installed including being level and appropriately secured, and the open portion of the window must have a cover that matches the color and construction of the home (no cardboard or flimsy plastic).

### **Parking**

Parking on or across sidewalks is prohibited. Vehicles belonging to non-residents or parties not associated to homeowners may not be parked or stored on driveways or on the streets for a period exceeding 24 hours without prior written permission of the Association. Vehicles must be parked in garages or on driveways. No vehicle may be parked in the street if it interferes with or impedes with the flow of traffic and use of the street by others. No vehicle may park in front of mailboxes and/or stop signs. Campers, boats, trailers, RV's, etc. may not be parked in the Association except for loading and unloading within a 24-hour period (**CC&Rs, Article 11, Section 11.1c/e; RCW 46.61.570**).

### **Pets and Pet Waste**

Traditional household pets of dogs, cats, birds and fish are permitted. No more than two (2) dogs or two (2) cats shall be allowed per lot. It is the owner's responsibility to remain in compliance with the State, County or City licensing requirements. All animals must be kept as domestic, indoor pets. Leashed animals are permitted when accompanied by their Owners. Pet Owners may be required to remove any pet that makes frequent, repetitive or continuous sounds and poses as a safety hazard causing disruptions with the community's peace, comfort and safety. A pet shall not urinate in the grassy areas, cannot be left unattended on patios, decks or any common areas, shall not be tied up in any way to buildings, fences or stakes, and should not be contained in a pet carrier in these areas. Pet droppings must be removed and disposed of properly. (**CC&Rs, Article 11, section 11.1d**).

**Neighbor-to-Neighbor Issues (Not Association Responsibility)**

Contact Lacey Police (360) 704-2740 or Thurston County Animal Control (360) 352-2510

- Dogs Menacing Humans – Animal Control
- Barking Dogs – Animal Control
- Loud Music or Noise after Lacey curfew of 11PM – Police
- Parking Issues – Police
- Drug Activity – Police
- Owner to Owner Coordination of Maintenance – Owners (Vantage can facilitate putting owners in touch with one another.)

**Contact Management**

**Vantage Community Management**

**Email: [hoa@vantagecommunities.net](mailto:hoa@vantagecommunities.net) (Best option)**

**Phone: (360) 455-4464 (Be prepared to leave a message)**

**Fax: (360) 455-8293**

**Important Reminder: Any construction on your property or alterations to the exterior physical appearance of your house (such as painting siding or trim, installing fencing, replacing roofs, removing trees, building visual screening, changing landscaping, or building sheds, etc.) must be approved in writing by the Architectural Control Committee with an ACC Application prior to starting your project.**