

Marsh Landing

Community Association at Estero, Inc.



Appearance Standards

**Marsh Landing Community
Appearance Standards Committee Presentation
April 3, 2018 10 a.m.**

Deed Restricted Community

The Marsh Landing Community Association is a deed restricted community governed by its Rules, Regulations, By-Laws and Covenants. All home owners are required to abide by them. The Board of Directors' primary function is managing and conducting business for the community according to all documents which enforce adopted Rules, Regulations and Covenants.

Homeowner Association

Your association is a tool to protect the value of your home and the quality of your neighborhood. Community associations do any number of things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping or recreation centers, and providing for events or meetings places for neighborhood functions. One of the most important functions is to enforce deed restrictions and protect the value of the community assets, among those being your home.

Appearance Standards Committee (ASC)

The Marsh Landing Appearance Standards Committee works with home owners and other Associations as set forth in the By-Laws and is responsible for setting and monitoring the appearance standards for our community. These standards are approved by the Board of Directors. The primary objective, but not limited to it, is to maintain a quality appearance for all properties within the community by monitoring the general maintenance of home exteriors, which include roofs, fascia, gutters, driveways, walkways, painting, lawn and landscaping. This committee will work with the Board of Directors and the property managers to assure standards are enforced.

Architecture Modification Committee (AMC)

The AMC is a group of 3-5 owners appointed by the Board of Directors to review all external modification requests. All owners considering a modification to a present property must complete the appropriate forms and submit them to the office. All modification requests must be approved by the AMC before any changes can begin. The applicable AMC form number is referenced in the standards listed below, but the listed categories may not indicate all forms that may need to be completed. All forms are available in the office or on the Marsh Landing website (Marshlandingestero.com).

Rules, Regulations and Policies

The addendum found at the end of this document states some of the general Rules, Regulations and Policies of the community. Where applicable, a cross reference to the AMC requirements, Rules, Regulations and Policies are noted.

Owner's Responsibilities

All maintenance of Marsh Landing residences, unless specifically identified hereunder as being the responsibility of the Marsh Landing Association or other Condo or Villa Associations, shall be the responsibility of the owner of such lot or residential unit. If the Appearance Standards Committee (ASC), the Board of Directors and/or property managers determine that any owner of any unit has failed to discharge his, her, or its responsibility in full, or that the need for maintenance, repair, or replacement requirements exist, the property manager(s) will provide written notice to the owner to describe in detail what remedial actions will need to take place. In an emergency, such action may be delayed or suspended. It will be the owner's responsibility to take such necessary maintenance, repair or replacement at their sole cost. The owner so notified will have fifteen (15) days within which to complete said maintenance, repair or replacement, or if such described action can not be completed in that time, the owner in agreement with the Appearance Standards Committee (ASC) or property manager(s) can commence the work to be completed in a reasonable time.

If the owner refuses to comply or to complete the remedial action described in the written notice, the Board of Directors may act to provide any such maintenance, repair, or replacement at the owner's sole cost and expense, and the cost shall be added to and become a part of the assessment to which such party is subject and shall become a lien against the owner of such property.

Appearance Standards

The Appearance Standards Committee (ASC) will provide a visual and written description of acceptable and not acceptable community standards for all community residences. What follows is a general description of all key aspects of the standards, by category, listed without priority, but assessed equally. The Appearance Standards Committee (ASC) will conduct an inspection of all community residences at least once per year. Additionally, the property manager is responsible for regular and timely inspections. The AMC standards and Rule and Regulation links at the end of each section are posted to assist owners to references more specific and detailed explanations of each topic.

1. General House Exterior
 - a. Walls, soffits, fascia, gutters, doors, and garages must be clean and clear of stains.
 - b. Discoloration, peeling or cracked paint is not permitted.
 - c. Garage doors cannot have significant dents
 - d. Broken and missing shutters, broken or displaced exterior lights, or broken windows are not permitted.
 - e. Windows Lanai structures must clean and intact.
(Refer to AMC Forms 310, 150 for modifications)
2. House Painting
 - a. Faded, streaked, cracked or discolored painted exteriors are not permitted
 - b. Houses must be painted on a regular schedule. A common timeframe for re-painting stucco in this area is 7-10 years.
 - c. Each owner will assure that the house colors will adhere to the color choices determined by the Board of Directors and the Architecture Modifications Committee (AMC). All owners who have previously painted their house prior to the adoption of painting standards can maintain that color until the time of repainting.
(Refer to AMC Forms 190 for modifications)
3. Driveways
 - a. Driveways must be clean and free of stains
 - b. Mold and mildew must be promptly removed.
 - c. Extensive cracking and humped or elevated slabs should be replaced.
(Refer to AMC Form 130 for modifications)
4. Roofs
 - a. Roofs cannot have mold, mildew or discoloration.
 - b. Roofs cannot have missing shingles, tiles or metal strips.
 - c. If repairs occur to roof surfaces, results must match as closely as possible to the original surface color and tone.
(Refer to AMC standards #310 A, B, C for modifications)
5. Landscaping
 - a. Grass
 - i. All grass must be continually maintained so that it is green, uniform and generally aesthetically attractive and without weeds and fungus.
 - ii. Lawns must be mowed and edged.
 - iii. The suggested front yard grass amount is 60% and 40% landscaping.
 - iv. Artificial grass is not permitted.

- iii. Lava rock is not allowed in front yards but can be used in backyards. Caution should be taken if large rocks are chosen because they can become projectiles during storm seasons.
- iv. Mulch cannot be in contact with the street due to washing away into the storm drains and potentially contributing to street flooding.
- v. The Appearance Standards Committee (ASC) recommends brown or black mulch.

Addendum A. Rules and Regulations

The Appearance Standards Committee (ASC) recommends that all owners read the approved Rules and Regulations document. Specific rules and regulations on many topics are included in that document. The specifics are too lengthy to include in this introduction. The Appearance Standards Committee (ASC) presents this list of topics only to identify those issues most commonly discussed in our community at this time.

Air Conditioning Handlers, Pool Heaters, Flow Meters, Cable Boxes, and Transformers

All effort must be made to block the view of these objects using landscaping or privacy fencing as sight barriers, so as not to be visible by neighbors or the street.

Car Covers

Owners may not cover a personal vehicle while the vehicle is parked in a driveway.

Car Decals

All work-related decals and advertising must be covered.

Dumpsters and Trash Containers

Owners who have projects that require waste containers may place them in driveways for a limited time with a pass from the office. AMC 350

Flags

The American flag or other Armed Forces flags can be displayed at all residences. All other sports flags can be displayed for a shorter time, 72 hours maximum, and then must be removed.

Flow Meters, Cable Boxes & Transformers

These items present an eyesore when looking at yards and landscaping. If possible, the homeowner should put plantings in to block the view of the components from the street. Maintenance requirements so that the technicians can access equipment must be followed.

Garbage Cans and Yard Debris

All garbage can receptacles and yard debris can be set out after 6 p.m. of the evening before the next morning pick-up. Yard debris and recycle must not be put out before 12 hours before pickup. All receptacles must be stored in the garage or if left on the side of the house, condo, or villa, must be shielded from the street by landscaping which must be used as a sight barrier so as not to be visible by neighbors or from the street. In addition, yard waste left in the street must be swept up. Leftover debris plugs up our street drains and contributes to flooding during rains.