



# Exterior Maintenance Inspection Checklist

DATE:

ADDRESS:

GOOD	NEEDS ATTENTION	
		LANPSCAPING ISSUES 4.02(c) - GRASS HEIGHT, EDGING, DEAD OR DISEASED LAWN, GRASS CLIPPINGS, WEEDS, TREES PRUNED, DISEASED OR DAMAGED TREES, TREE STUMPS, FLOWERBEDS MAINTAINED MULCH/ROCK/WEEDS/DEAD PLANTS
		DIRTY OR STAINED SIDEWALK 4.02(c)
		MAILBOX BROKEN, PAINT ISSUE OR LIGHT ISSUE 4.02(c)
		DIRTY ROOF 4.02(b)
		DIRTY EXTERIOR WALLS 4.02(b)
		DIRTY SOFFITS, GUTTERS OR DOWN SPOUTS 4.02(b)
		FADED, DISCOLORED, CHALKY, STAINED OR PEELING PAINT 4.02(b)
		CHIPPED OR CRACKED STUCCO, WOOD OR PAINT 4.02(b)
		DIRTY, RIPPED OR MISSING LANAI SCREEN 4.02(b)
		DEBRIS ON LOT 4.02(c)
		GARBAGE & RECYCLING TOTES ARE NOT SCREENED FROM STREET/ADJACENT UNITS 4.01(j)
		UNAPPROVED SIGNS 4.01(g)
		UNAPPROVED PLAY STRUCTURES 4.01(c)
		HURRICANE SHUTTERS 4.06

VERSION: FEB 2025

## Applicable Rivendell Covenants:

**4.01(c) - Play Equipment** - No basketball-backboards, swingsets and other fixed game or play structures shall be erected or maintained on any lot without approval from the board.

**4.01(g) - Signs** - No sign, advertisement or notice shall be permitted upon any unit or on the community common area without the prior written consent of the board.

**4.01(j) - Garbage and Refuse Disposal** - Trash, garbage and other waste shall not be kept except in sanitary containers suitably screened from the street and adjacent units, and shall be promptly and properly disposed.

**4.02(b) Structures** - The exteriors of all structures shall be maintained by the OWNER in good condition and repair and in a neat and attractive manor. All painted areas shall be regularly and neatly painted. All roofs shall be kept clean and free of mildew, chalking, or staining. No excessive rust deposits, peeling of paint, or discoloration shall be permitted.

**4.02(c) Lawns** - All lots shall be kept neatly manicured on a regular basis. All debris, clippings, etc, shall be promptly removed and promptly disposed of. Lot owners are responsible for periodic pressure washing of the sidewalks located on the front of the lot in order to maintain a neat and clean condition, avoid build up of mold or other substances and to prevent slip hazards for pedestrians. The lot owner is also responsible for the maintenance, repair and replacement of the lots mailbox and any yard light located on or otherwise serving the lot.

**4.06 Hurricane Shutters** - Hurricane Shutters may be attached to the home as follows: Clear shutters may remain up on the front of the home throughout the hurricane season Jun 1 through Nov 30. Clear shutters or those painted to match the home or trim may remain attached to the home throughout the hurricane season on other parts of the home that are visible from a street, alley, or other home. Corner homes will treat the street side of the structure the same as the front. All shutters or protective devices not included as stated above, that are visible from a street, alley or other home may only be attached, removed, or closed on a home when a hurricane or named storm is forecast by the National Weather Service to affect the Tampa Bay Area within the next 10 days. Any shutters or protective devices that are not visible from a street, alley or other home may remain attached to the home throughout the hurricane season. All hurricane shutters not permitted to remain attached to the home throughout the hurricane season must be removed from the home or returned to an open or up position within 2 weeks after a hurricane or named storm has passed through the area.