

MAINTENANCE STANDARDS

FOR PABLO BAY

(Version - May 19, 2008)

Part I: INTRODUCTION

Pursuant to the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR PABLO BAY, Section III (Owner's Rights and Duties), Subsection D (Maintenance), **“All maintenance and repair shall be performed by each Owner at regular intervals as shall be necessary to keep the Lot and the Residence in an attractive condition and in substantially the same condition and appearance as existed at the time of completion of construction; subject to normal wear and tear that can not be avoided by normal maintenance”**.

The following maintenance standards are offered for reference of conformance and non-conformance as governed by the HOA management company (currently BCM). The attached standards should NOT be construed as all encompassing and is subject to final interpretation as determined by the HOA management company and the HOA Board.

PART II: MAINTENANCE STANDARDS

1) STRUCTURES

a) ROOFS

i) Holes in Roof

(1) Zero % allowed.

ii) Shingles

(1) Missing Shingles

(a) Zero % allowed.

(2) Discolored Shingles (by eye)

(a) Uniformly faded due to age allowed (as long as Roof is functional).

(b) Due to replacement

(i) Zero sq. ft. in any section of any Roof face that faces a Road (front or side)

(ii) Two sections of 4.5 sq. ft. maximum in any Roof face that does not face a Road (front or side).

(3) Mold, Algae, Mildew on Shingles

(a) Maximum of 25% of Shingles on the entire Roof will be covered in Mold, Algae, or Mildew.

b) WALLS (Only Brick, Stucco, Coquina, and Cement Clapboard are currently allowed)

i) Missing Sections

(1) Zero % allowed.

ii) Discolored Sections (by eye)

(1) Uniformly faded due to age allowed (as long as Wall is not unsightly).

- (2) Due to replacement
 - (a) Maximum of Two 2 sq ft. areas in any Wall Section.
 - (3) Stained / Bleached
 - (a) Zero % in any section of any Wall face that faces a Road (front or side).
 - (b) 5% maximum in any Wall face that does not face a Road (front or side).
 - iii) Mold, Algae, Mildew on Walls
 - (1) Zero % in any section of any Wall face that faces a Road (front or side).
 - (2) 5% maximum in any Wall face that does not face a Road (front or side).
- c) TRIM
 - i) Missing Sections
 - (1) Zero % allowed.
 - ii) Discolored Sections (by eye)
 - (1) Uniformly faded due to age allowed (as long as Trim is not unsightly).
 - (2) Due to replacement
 - (a) Zero % in any section of any Trim that faces a Road (front or side).
 - (b) 5% maximum in any Trim that does not face a Road (front or side).
 - iii) Mold, Algae, Mildew on Trim
 - (a) Zero % in any section of any Trim that faces a Road (front or side).
 - (b) 5% maximum in any Trim that does not face a Road (front or side).
- d) DOORS
 - i) Paint
 - (1) Peeling
 - (a) Zero % allowed.
 - (2) Discolored Sections
 - (a) Zero % in any section of any Door that faces a Road (front or side).
 - (b) Maximum of Two 4 sq. in. areas on any Door that does not face a Road (front or side).
 - ii) Hardware
 - (1) Handle and Knockers
 - (a) Missing
 - (i) Zero % allowed.
 - (b) Tarnished
 - (i) Any Handle or Knocker that faces a Road (front or side) will be free of tarnish and discoloration.
- e) WINDOWS, SCREENS, and SHUTTERS
 - i) Broken Windows, Screens, or Shutters
 - (1) Zero % allowed.
 - ii) Missing Windows or Shutters
 - (1) Zero % allowed.
 - iii) Holes / Tears in Screens
 - (1) Zero % allowed.
 - iv) Discolored Shutters (by eye)
 - (1) Uniformly faded due to age allowed (as long as Shutter is not unsightly).
 - (2) Due to replacement
 - (a) All Shutters on any Wall Face should match in color.
- f) MAILBOXES (including FLAG and DOOR) and POSTS

- i) Missing Mailboxes (including Flag or Door) or Posts
 - (1) Zero % allowed.
- ii) Paint
 - (1) Peeling
 - (a) Zero % allowed.
 - (2) Discolored
 - (a) Uniformly faded due to age allowed (as long as Mailbox or Post is not unsightly).
 - (b) Due to replacement
 - (i) Mailbox and Post should match in color.
- g) CHIMNEYS
 - i) Missing Sections
 - (1) Zero % allowed.
 - ii) Discolored Sections (by eye)
 - (1) Uniformly faded due to age allowed (as long as Chimney is not unsightly).
 - (2) Due to replacement
 - (a) Maximum of ONE 1.0 sq. ft. area in any Chimney Face Section.
 - iii) Mold, Algae, Mildew on Chimneys
 - (1) Maximum of ONE 1.0 sq. ft. area in any Chimney Face Section.
- h) GUTTERS
 - i) Missing Sections
 - (1) Zero % allowed.
 - ii) Discolored Sections (by eye)
 - (1) Uniformly faded due to age allowed (as long as Gutter is not unsightly).
 - (2) Due to replacement
 - (a) Zero % in any section of any Gutter that faces a Road (front or side).
 - (b) Maximum of 2' (Linear) in any Gutter Section that does not face a Road (front or side).
 - iii) Mold, Algae, Mildew on Trim
 - (a) Zero % in any section of any Gutter that faces a Road (front or side).
 - (b) Maximum of 2' (Linear) in any Gutter Section that does not face a Road (front or side).

2) HARD SURFACES (non-STRUCTURE)

- a) Driveways, Sidewalks, Patios, Entrance Pads, Pool Decking, etc.
 - i) All Hard Surfaces will be kept clean and free of debris.
 - (1) All Hard Surfaces will be free of extensive mold, algae, or mildew.
 - (a) Zero % in any section of any Hard Surface that faces a Road (front or side).
 - (b) Maximum of 4 sq. ft. in 40 sq. ft of Hard Surface that does not face a Road (front or side).
 - (2) All Hard Surfaces will be free of Oil and Grease Stains.
 - (a) Maximum of 9 sq. in. in 4 sq. ft.
 - (3) Discolored Sections (by eye)
 - (a) Uniformly faded due to age allowed (as long as Hard Surface is not unsightly).
 - (b) Due to replacement

- (i) Maximum of Two 2 sq. ft. areas in any Hard Surface Section.
 - ii) All Hard Surfaces will be free of excessive Cracks
 - (1) No Cracks in excess of 0.5” in width.
 - (2) No Cracks where differential in Surface Height on either side of the crack exceeds 0.5”.
- b) FENCES
 - i) Missing Boards, Spindles, Posts, Gates, or Latching Hardware
 - (1) Zero % allowed.
 - ii) Broken / Leaning from True: Boards, Spindles, Posts, or Gates
 - (1) Zero % allowed.
 - iii) All Fences will be kept clean.
 - (1) All Fences will be free of extensive mold, algae, or mildew.
 - (a) Zero % in any section of any Fence that faces a Road (front or side).
 - (b) Maximum of 4 sq. ft. in 40 sq. ft of any Fence that does not face a Road (front or side).
 - (2) Discolored Sections (by eye)
 - (a) Uniformly faded due to age allowed (as long as Fence is not unsightly).
 - (b) Due to replacement
 - (i) Maximum of one Fence Section.
- c) POOLS, FOUNTAINS, Other WATER FEATURES
 - i) Water Quality
 - (1) Clarity
 - (a) Clear (100% Transmission).
 - (2) Cleanliness
 - (a) Free of any foreign matter or infectious substance.

3) LANDSCAPING

- a) TREES
 - i) Will be neatly trimmed and free of dead branches.
 - ii) Dead Trees
 - (1) Zero % allowed.
 - iii) Palms
 - (1) Prune annually (storm prevention).
- b) PLANTS
 - i) FLOWERING PLANTS
 - (1) Will be neatly trimmed and free of dead matter.
 - ii) NON-FLOWERING PLANTS
 - (1) Will be neatly trimmed and free of dead matter.
- c) PLANTING BEDS
 - i) Will be covered in mulching material of suitable composition to prevent weeds and other undesirable growth.
 - ii) Weeds
 - (1) Maximum of 1 sq. ft. total area in any 10 sq. ft. Section.

4) LAWNS

- a) All Lawns will be composed only of St. Augustine grass and kept in a neat manner.

- i) Grass height will be less than 7" tall at all times.
- ii) Intersection of Lawns and other areas (i.e. Driveways, Planting Beds, etc.) will be neatly trimmed and edged.
- iii) Bare spots
 - (1) Maximum of 1 sq. ft. total area in any 10 sq. ft. Section.
- iv) Weeds
 - (1) Maximum of 1 sq. ft. total area in any 10 sq. ft. Section.

5) IRRIGATION

- a) All irrigation will be maintained in proper working order and free of defects.