



Summerfield Property Owners' Association

110 Whispering Oaks Drive, Longs, SC 29568

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<https://summerfieldhoa.wixsite.com/home>

Article VI (Page 13 of 37); Covenant For Maintenance Assessments; Section 3.

"Maintenance of Owner" *Clarification adopted May, 2020*

"The Owner shall maintain the structures and grounds of each Unit at all times in a neat and attractive manner on a **regular basis**. This includes:

- Removing weeds in flower beds
- Cleaning exterior of the home, garage, shed and/or fences by removing visible grime
- Mowing lawns; bi-weekly minimum, especially during growing season
- Making a reasonable attempt at controlling weeds, fungus, insect & rodent activity in lawns; re-seed or re-sod as needed
- Trimming/edging lawn to eliminate grass/weeds from growing over curbs, sidewalks, or driveways. *(Please refrain from using 'weed killer' to edge.)*
- Trimming shrubs, bushes and other vegetation as necessary
- Removing dead shrubs, bushes, branches, trees
- Cleaning sidewalks and driveway as necessary
- Maintaining/cleaning/repairing/replacing/painting- siding, exterior doors, windows, fascia, trim, roofs, soffits, shutters, lights, sheds, fences, walkways, driveways, mailboxes as necessary.
- Replacing/repairing/removing broken or faded lawn ornamentation items
- Maintaining any area of the yard not blocked by a privacy fence in a neat manner, free of miscellaneous items, including but not limited to: appliances, treadmills, children's swimming pools and other toys not in use.

(Article VI continues as written in Master Doc. Pg. 13/37)

"...Upon the Owner's failure to do so, the Association may at its option, after giving the Owner ten (10) days written notice sent to his last known address, or the address of the subject premises, have the grass, weeds, shrubs and vegetation cut or re-sodded, as the case may be, when and as often as the same is necessary in its judgment, and have dead trees, shrubs, and plants removed from such Unit, and replaced; and all expenses of the Association for such work and materials shall constitute an assessment and charge against the Owner and the Unit on which the work was done, secured by a lien against the Unit as herein provided..." etc.

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