

B. EXTERIOR

1. All block exterior wall surfaces shall be uniformly painted with clean edges.
2. All chipping, cracking, or peeling wall paint shall be corrected as directed by GHI.
3. All **exterior wood surfaces**; i.e., doors and trim shall be properly sealed and protected from moisture damage. All chipping, cracking, or peeling trim paint shall be corrected as directed by GHI.
4. Mold and mildew shall not be allowed to accumulate on **exterior walls**.
5. No fence posts, flag poles, wall hangings, brackets, or other attachments may be secured to or through **vinyl siding** with the exception of mail boxes and house numbers. All ornaments and fixtures must be maintained and free of rust.
6. **Walkways** shall be maintained in a safe and proper condition, free of obstructions; i.e., ice, snow, yard debris and litter. Vegetation shall be kept trimmed back from the edge of walkways. On shared walkways, the responsibility is shared by adjacent neighbors.
7. Bare spots on **lawns** shall be resown and maintained. Alternately, a suitable ground cover, mulch, or landscaping shall be placed and maintained to cover all bare ground and prevent erosion. (See Section V.I for recommended ground cover options.)
8. A **lawn** must be cut before it exceeds a height of 10 inches.
9. All **shrubs**, hedges, and plantings shall be trimmed in accordance with Section V.D.

~~—Yard areas shall be free of trash, debris, and noxious plants such as poison ivy.~~

~~44.10.~~ Tools, mowers, toys and miscellaneous items shall be neatly **stored**.

~~42.11.~~ **Yard swales** shall not be blocked in any manner. Ponding water and improper grade conditions shall be reported to GHI immediately.

~~43.12.~~ All **fences** shall be upright, taut, and free of rust, peeling paint, or damage. All fences and privacy screens shall be in compliance with GHI fence regulations.

~~44.13.~~ English **ivy** and creeping vegetation shall not be allowed to grow on structures or trees. Trim such vegetation away from walls, foundation, vent openings and crawl space doors. Members are also required to prevent the spread of creeping invasive vegetation outside their yard boundaries and maintain a minimum thirty [30] foot buffer from their rear yard line. Yard areas shall be free of noxious plants, such as poison ivy.

15.14. All **sheds** shall be in compliance with GHI shed regulations, structurally sound, surfaces free from damage and rust, and properly maintained.

16.15. **Storm or screen doors** shall be in good condition; no holes in screening materials, glass intact, and door frame properly sealed or painted. Metal storm doors approved after May 1, 1995, must be an approved trim color (See Section XI for colors). Unfinished storm or screen doors are not allowed.

17.16. **Trash** containers shall not exceed 32 gallons and must have tight fitting lids and handles for lifting. Containers must be placed in a trash closet, trash container cabinet, or screened area on the side of the unit from which trash is collected. Trash cabinets must be structurally sound and properly sealed or painted. They must accommodate all recycling bins and trash containers and must permit access for trash removal workers. Screening, if used, must be large enough to hide the trash containers and must be of a type approved by GHI. Evergreen shrubs may be used as screening if they are at least 36" tall and completely hide all containers.

18.17. Planting, maintenance, and removal of all **trees** must be in accordance with Section V.E.

19.18. **Beekeeping** shall not be permitted on GHI property.

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19. Exterior areas must be maintained in safe and orderly condition:

- a) No condition posing a hazard to health or safety shall be permitted.
- b) Trash closets must be kept clean and trash must be properly contained.
- c) Uncontained compost piles are not permitted.
- d) Pet feces must be promptly removed and properly disposed of.
- e) Wood not exceeding one cord (a stack 4' high, 4' wide and 8' long) must be neatly stacked not less than 6 inches from the ground and not less than 10 feet from the building.
- f) There must be no rubbish in yard areas; rubbish shall mean all solid waste consisting of both combustible waste (including, but not limited to, paper, cardboard, wood, cloth, bedding material, lawn and yard clippings not located in an established compost pile, and dead trees and limbs to include any hazardous or uprooted trees) and noncombustible waste (including, but not limited to, metals, glass, crockery, tin cans, and junked appliances).