



Property Owners Maintenance Checklist

UNBUILT LOTS

- Free of trash, garbage, and debris
- Vegetation trimmed away from sidewalks or curbs, alleys, and side property lines

LANDSCAPE

Hardscape

- All pathways, sidewalks, and steps are clear, clean, free of debris
- Retaining walls in good repair (free of cracks and not leaning)
- Parking pads (driveways) in good repair, free of debris
- Fences and gates in good repair (paint not peeling, hinges/fasteners in working order, free of dead plant material)
- Fences and gates free of debris and mold, mildew

Plant Material

- Planting beds mulched with approved material
- Planting beds weed free
- Grass edged, weed free, no large dead spots
- Plant material alive and thriving
- Trees, plants, and shrubs appropriately trimmed (not impeding sidewalks, pathways or overhanging curbs)

HOUSE & GARAGE

- Paint not peeling or faded
- House walls and woodwork free of mildew and mold
- Doors, porch railings, window frames in good repair
- Porch fans in good repair not drooping or rusted
- Screens and shutters in good repair and properly installed
- Gutters in good repair
- Garage door clean and dent free
- Pool/patio screen enclosure in good working order
- Roof shingles in place
- Porch lamps and outside light fixtures properly maintained

MISC

- Trash and recycle cans out of sight line in alleys
- No unauthorized boats, trailers, RVs, etc
- No cars parked in alleyways
- Plant containers/pots maintained
- Porch furniture clean and in working order
- No yard trash in the street (exception for homes with no alley access)

While comprehensive, this list may not include all items that homeowners are responsible for in maintaining their Amelia Park homes and lots. Covenants and other guideline documents may be found on the website, www.AmeliaPark.net.