

OLDE TABBY PARK

COMMUNITY-WIDE STANDARDS

[www.oldetabbypark.com](http://www.oldetabbypark.com)

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Property value comes from keeping all homes within our community up to the same standard so every home can retain their value over time.

Olde Tabby Park Community-wide Standards are set to protect, enhance and maintain homes within the community that will preserve the value of the property. They are a supplement to the Covenants, Conditions, and Restrictions (CC&R’s) and further detail specific standards that all properties shall follow.

These standards may include landscaping, trash pick-up and exterior maintenance. The following, although not exclusive, are general guidelines that all residents shall follow.

**LANDSCAPING**

1. Lawn shall be neatly cut on a regular basis. At no time shall the grass present an unsightly appearance.
2. Lawn shall be edged, and no grass/weeds will be present on either the road or drive.
3. Grass should be uniformly dispersed throughout the yard. Excessive bare spots should be eliminated.
4. Flower beds should be kept free of excessive weeds.
5. Palm, Palmetto and like trees should have excessive prior-year growth removed.
6. Bushes should be trimmed as to present a neat appearance.
7. Watering should adhere to the BJWSA regulations – especially during times of drought.

**MAINTENANCE**

1. Mailboxes shall have a door that is attached. They should be painted black and free of excessive rust.
2. Houses, garages, and fences should be free of excessive mold, mildew and algae.
3. A/C concealment should cover the entire unit. At no time should panels be removed except for maintenance. One maintenance is completed, panels shall be reinstalled.
4. Porch screening should cover all open areas and repaired in a timely manner after storms or hurricanes.
5. Any change in paint color must be approved by the ARC.
6. Any broken shutters, windows, doors, siding, etc. shall be repaired in a timely manner (1-2 weeks).
7. Parking on the lawn is not permitted. Only service vehicles are allowed on the lawn and only if necessary to perform the service.