

Sutton Lakes Owners Association

HOA Inspection Guidelines

On a monthly basis, the HOA and its management company inspect the exterior of residential properties to ensure that they comply with the established design guidelines, as originally provided to each homeowner. Owners and residents alike may find it useful to know what is inspected to ensure that their property is within accepted guidelines.

When is my property inspected?

Full exterior Inspections occur on a monthly basis.

What is being inspected?

The property is being reviewed for appearance, cleanliness, and overall condition.

What are the specific items being checked?

The exterior home inspection includes the following areas of concern:

Paint: windows and trim, shutters, doors, and corner trim.

Gutters: cleanliness, debris, any repairs needed.

Siding: overall condition, broken, missing, if power washing is needed.

Exterior Wood: painting, any wood rot that needs replacing.

Doors: condition and replacement if necessary. Storm door approval on file.

Roof: repairs or replacement.

House Numbers: replace missing numbers.

Garbage cans: Remove from view

Landscaping: missing or dead shrubs.

Shrubs & Beds: trimming to required height, weeding, mulch refresh, repairs to approved edging/border materials, approved garden ornamentation.

Trees: pruning, removal/replacement of dead trees.

Sod: maintenance of grass, to include establishing and/or applying weed control. General health of grass (i.e., watering, fertilizing, etc.).

Edge: ensure all sod edges are neatly trimmed

Yard/garden areas: Excessive mulch, ground cover needed, weeds in flower beds, relocate excessive plants.

Fence/Lake: Need approval on file, condition, replace missing/warped boards. Power washing/application of sealant, fences down to the lake should be removed.

Visible Decks/gazebos/play equipment: Need approval on file, repair pickets, repair steps, wood rot replacement, pressure wash, sealant applied with approval, correct color. (Note: Deck flooring, rails, posts, etc., may be replaced with approved non-wood materials).

Patio: approval on file, properly maintained, (i.e., no weeds, no moss/algae, stones/bricks seated properly, border appropriate and intact. Raised wood patios, clean with sealant applied with approval.

Rear Yard: cleanliness (trash/debris) and condition (see GRASS, LANDSCAPING).

TV Satellite: concealed cabling, unused satellites removed, install out of view if possible.

Sidewalks/Driveways: repair cracks, remove stains, remove weed from joints/cracks.

Mailboxes: standard mailboxes with posts (preferably black in color), clean, repair damages to posts, brick or stucco must have ARC approval on file

Clotheslines: remove visible clothesline

Solar panels: need approval on file, repair/replace damaged panels

Commercial/Recreational Vehicles: kept out of view or removed

Parking: remove inoperable or untagged vehicles, no parking on grass, illegally parked vehicles on street (not opposite other vehicles or parked against the flow of traffic).

Basketball Goals: store no less than 15 feet from street, repair nets, posts, etc.

Rain Barrels: keep out of view, do not store in front yard

Sheds: must be screened from view

Pets: must be leashed, no threatening animals, no farm animals, pick up after pets – refer to city ordinance 462.301 – 462.303.

Decks/Docks/Bulkheads: Need approval on file, repair/replace damaged areas

Outside Lamps/Lampposts: condition (broken glass), operating properly, paint, rust.

Signs: only For Sale and For Rent signs are permitted.

Upon completion of inspection each homeowner will be issued a letter outlining any violations accompanied by required corrective action and complete by date.