

Guidelines for Safety and Good Property Management (C&R Section 25)

Section 25 of the Covenants provides that each owner shall keep his lots in good order and repair ... in a manner and in such frequency as is consistent with safety and good property management. (Abridged.) The Board of Directors offers the following guidelines that will be considered (among others) in determining whether the standard of "safety and good property management" are reasonably met.

Compliance will be judged in the context of the overall appearance and condition of the property. Deficiency of any individual item may or may not rise to the level of a violation.

All of the Irongate governing documents (Covenants and Bylaws) can be found on the IrongateHOA.com website.

Landscaping:

- Lawns should be maintained at a reasonable height and mowed regularly.
- All grass and plantings that border sidewalks, driveways, and the street curb should be edged parallel to the hard surface within 2" of the hardscape. Grass should not be allowed to grow over the sidewalk, driveway, or curb.
- All yard debris and leaves should be collected and disposed of properly in accordance with either Town of Summerville collection policies or individual homeowners' planned disposal methods.
- The area between the sidewalk and the street should be maintained by the homeowner.
- Trees, plants, and shrubs should be trimmed sufficiently to allow unobstructed pedestrian passage on all public walkways.
- All hedges, trees, shrubs and tree stumps should be neatly trimmed and maintained.
- Retaining walls and planting bed borders should be properly maintained.
- Rear yards and easements should be properly maintained.

General Maintenance:

- Driveways and sidewalks should be free of grass, weeds, and debris. This includes concrete joints and cracks.
- Sidewalks and curbs may not be altered in any way and should remain free of obstructions at all times
- Owners should keep all portions of their lot and buildings in good order and repair. Exterior damage to all buildings (home, garage, shed, etc.) should be repaired in a timely manner.
- The exterior of all buildings on a lot (house, shed, porch, etc.) should be kept clean of dirt, mold, and algae. This will include, but is not limited to exterior walls, brick work, steps, soffits, fascia, gutters, porch railings, etc.
- Gutters and roofs should be kept clear and free from leaves and vegetative growth.

Adopted October 23, 2023