

ESCOBA BAY HOMEOWNER'S ASSOCIATION
401 Preakness Lane, Sneads Ferry, NC 28460

EXTERIOR MAINTENANCE OF
PROPERTIES IN ESCOBA BAY

Article V, Section 5 of the Declaration of Master Covenants, Conditions and Restrictions for Escoba Bay Equestrian and Yachting Community, gives the Board of Directors the authority to direct property owners to maintain the exterior of their sites in a "reasonably neat and orderly" manner. If, in the Board's discretion, the site has not been maintained in a "reasonable and prudent manner to a standard harmonious with that of other sites or dwelling units in Escoba Bay" then the Board may enter into and cause the necessary maintenance to be completed.

In order to keep Escoba Bay aesthetically pleasing for current and prospective homeowners and lot owners, the following clarifications are made:

Pressure Washing – Any owner of a vacant or occupied dwelling unit may be required to have the exterior pressure washed at least once (1 time) per year to prevent the visible build-up of mold and mildew.

Lawn Maintenance – Any vacant or occupied developed lot shall be mowed at a minimum of twice (2 times) per month during the growing season. Any vacant, cleared lot (a lot that has been cleared from its natural state) shall be mowed at a minimum of once (1 time) per month during the growing season as required by the earlier resolution, "Requirements for Maintenance of Undeveloped Sites in Escoba Bay."

In the event that a property is deemed by the Association to be in need of pressure washing or mowing, notice will be sent to the owner(s) of said property. The property owner(s) will have ten (10) days from the date of notice to have the unit power washed or the lot mowed, whichever is required. If the required maintenance is not done after the ten (10) day period the Board will have the work done at the owner(s) expense and shall charge a service fee of twenty percent (20%). These costs will be added to and become part of the other assessments on the property.

This resolution becomes effective immediately upon adoption by the Board of Directors.

Entered into the Book of Resolutions on _____
Date

President__