

2024

ACC guidelines for house and lot inspections in the Waterford Master Owners Association

From 12 and 13 in the Waterford Resident Directory & Community Information directory

GARAGE DOORS – Article VIII

In order to present our community in a pleasing manner and for better security of your property, "All garage doors shall be kept closed except when working in the garage, maintaining landscape and lawns, or while a vehicle or other article is being placed in or removed from the garage."

MAINTENANCE — Article VIII Section 26

"Maintenance, repair and upkeep of each resident's property is essential for Waterford to maintain its aesthetic and economic value. Therefore, all property owners shall maintain their property in accordance with the following guidelines promulgated by WMOA - ACC."

1. Roofs shall be kept in a clean condition.
2. Home exteriors, including walls, shall be clean and free of mildew and be repaired and painted as required.
3. Cages shall be clean and in proper repair.
4. Yard lights are to be kept in working condition and posts repainted or replaced as necessary.
5. Lots are to be mowed, trimmed, weeded, and maintained, including street rights of way to the curb.
6. Landscaped areas - flowerbeds, shrubs and trees are to be trimmed, weeded, mulched and if removed, replaced.
7. ~~Each Owner shall maintain the underground irrigation system on the Owner's Lot in good working order.~~
8. No garden or lawn tools, bags of mulch, etc. are allowed if visible from the street.
9. Subject to the following restrictions, ornaments are permitted and may be visible from the street, without ACC approval, provided that: ornaments are in proper, pleasing condition, ornaments are located within the dwelling's covered front entry, ornaments do not extend beyond the covered front entry, ornaments are of durable material and whose color/tone/type complement the home's exterior. Ornaments are defined as Anything that decorates or adorns an establishment. The ACC considers items such as Figurines, Statues, Birdbaths, Fountains, Pots, Planters, Benches, Hanging Wall Decorations, Bird Feeders as examples of Ornaments
10. A request for variances must be submitted to the ACC for any landscape changes (form available on WMOA website).
11. Roofs shall be of glazed or cement tile or other roofing materials with very similar appearance. Exact color and materials specifications of proposed replacement roofs shall be in keeping with the character of the community and subject to ACC approval, as provided in these Declarations. Failure to comply may result in a fine as set forth in Article VII of these Declarations.
12. Unsightly objects — All unsightly objects, including but not limited to, side pads, air conditioning equipment, garbage cans, pumps, water softeners, irrigation equipment, pool equipment compressors and outdoor grills (gas, electric, or charcoal) shall be constructed or stored in such a fashion as to not be visible from adjacent properties or streets. Such unsightly objects shall be fenced, walled, hedged or otherwise enclosed by a structure or landscaping, which must be approved by the ACC.