

Maintenance and Exterior Appearance Standards

A. Exterior Painting

1. All homes within Savanna Club must be painted with ACC approved colors.
2. Once home shows signs of fading, chipping, peeling etc. home must be re-painted by the homeowner within 90 days of HOA violation notice. ACC Approval required.
3. Shutters and other painted surfaces must be re-painted at the first sign of fading, chipping, peeling etc. and responded to within 14 days of HOA violation notice. ACC Approval of paint color required.
4. Driveways and other concrete surfaces that are painted must use ACC approved colors and/or designs. Regular re-painting of driveways is required to keep the aesthetic appearance of the driveway. ACC Approval required.

B. Exterior Cleanliness and Appearance

1. All homes, including roofs, are to be kept clean of dirt, mold, mildew, and rust etc. at all times.
2. All driveways are to be kept clean of dirt, mold, mildew, and rust etc. at all times.
3. All mailboxes and lampposts are to be kept clean of dirt, mold, mildew, and rust etc. at all times. Replacement and maintenance of mailboxes and lampposts is the responsibility of the HOA.
4. Gutters must be in good repair and kept clean and clear of debris.
5. House numbers must be on the home and clearly visible from the street. House numbers must match and must be aesthetically pleasing. ACC Approval required.
6. All lampposts must be kept clean at all times and must be lighted continuously dusk to dawn year-round. Vegetation around lamppost is permitted but may not obstruct access to maintenance. Homeowner would be responsible for any damage to such vegetation in the course of maintenance of the lamppost by the HOA.
7. All areas of the exterior of the home must be kept clean and clear of trash and debris. Carports and patios are not to be used for outside storage areas. Tools, trash, equipment, boxes etc. must be stored out of view of the road, common areas, and / or other residences.
8. Damage to exterior of home by any reason must be repaired immediately.
9. Air Conditioning units, pumps, and other equipment must be screened from view on at least two sides with either white PVC material or plant material. ACC Approval required.

10. Lawn ornaments and statues or other decorations visible from the street, common areas and / or other residences must be limited in size and quantity in order to maintain the aesthetics and consistency throughout the community. Each home can have no more than ten (10) total of the above mentions and no more than five (5) pots of any size or nature visible on their lot. All ornaments, statues, decorations, and pots or similar items require ACC Approval.

C. Landscaping

1. Defined planting beds shall be planted to give a full and lush effect using different heights, colors, and plant varieties. Planting beds must not have overly large bare areas of mulch or dirt. Any changes to existing beds that will greatly affect the overall appearance of the home must obtain ACC approval. This includes but is not limited to changing the size of the bed, adding, or eliminating a large portion of plant material or removing trees within planting beds.
2. Front planting beds are required and must be maintained as a planting bed (cannot sod to the front of the home).
3. Planting beds must be kept clear of weeds and debris.
4. Planting beds must have an ACC approved ground cover. Approved ground covers include mulch, rocks, and pine straw (sand is not an ACC approved ground cover). Beds that contain rocks must have a solid landscape edging around the perimeter of the bed. This is to help eliminate rocks being flung by lawn equipment. Ground cover and landscape edging both require ACC Approvals.
5. All planting beds must be edged and trimmed on a regular basis.
6. Lawn must be mowed on a regular basis. Length of grass is not to exceed three (3) inches in height at any time.
7. Trees: Dead fronds must be removed promptly. On hard wood trees, branches must be lifted a minimum of 8 feet as to not block the line of sight.
8. It shall be the obligation of each Owner to provide reasonable and sufficient irrigation service to his lawn and landscape areas in order to maintain the appearance of the Community.
9. Planting beds, pots, flower boxes and other similar items must be planted with live plant material only. Artificial plants are not considered acceptable landscape material and may not be used.
10. Homeowners wishing to minimize maintenance and reduce water bills should consider implementing a Florida-friendly landscaping – a landscaping plan that incorporates the use of grasses and plants native to Florida – which submit all plans for ACC approval.

The HOA reserves the right to evaluate specific homes and instances to determine the best course of action needed for the upkeep and preservation of the aesthetics of the community. This set of standards in no way limits the authority granted to the ACC contained in the Governing Documents.