

COPPER RIDGE COVENANT AMENDMENT

ARTICLE VII SECTION 6b-- RESIDENTIAL MAINTENANCE

the following will be considered minimum standards to be maintained by all copper ridge homeowners:

MAINTENANCE OF EXTERIOR HOME, GARAGE AND ACCESSORY STRUCTURES:

- 1] no visible peeling paint.
- 2] no rotting wood.
- 3] no missing or hanging shutters or gutters.
- 4] no mold or mildew.
- 5] gates and fences must be kept in working order and stained or painted to original specifications.

MAINTENANCE OF LAWN AND/OR LOT

- 1] driveways and concrete curbs must be trimmed or edged on a regular basis.
- 2] grass clippings, yard debris and leaves must be removed and discarded from street and curb in front of residence following each cutting as accorded by covenant amendment article VII, section 6a.
- 3] fall leaves must be removed at least 1 time per month
- 4] all planting beds visible from the street must be mulched at least 1 time per year.
- 5] lot is to be kept free of visible untidiness and personal articles.
- 5] shrubbery is to be maintained to prevent overgrowth of walkways, curbs, streets and house.
- 6] all dead trees, bushes and shrubs are to be cut down to ground level and removed from premises.