

ARC Inspections - Commons violations seen during inspections at Canterbury Woods

Houses

- Pressure washing
- Construction - such as roofing, siding, additions and other construction modifications *
 - * All major changes require prior ARC approval, such as color of roof, siding, shutters and trim paint
- Clutter - listed in the covenants and restrictions as equipment
 - We define this as;
 - Yard/garden tools lying around. Wheel barrows, lawn mowers, etc. stored within site of a drive-by inspection
 - toys - an abundance of toys, be they bikes, tables, scooters, doll houses, etc., out during both monthly inspections
- Paint - trim work needing attention, loose, peeling, in need of sanding and re-painting

We target anything detracting from overall appearance of house that is seen as being detrimental to the impression of residents and visitors to our neighborhood

Property

- Pods, trailers, commercial vehicles parked in street or driveway
- Vehicles parked off of the driveway on grass in front or at side of residence
- Satellite dishes - Goal is to have all installed out of view from drive-by, within fenced yard, on back of house. May take involvement with service provider
- Garbage and recycling containers - cans must be stored out of sight, be it behind fence, house, large shrubs, but they may not be visible from roadway
- Yard work - excessively long grass, unattended weeding, shrubs in need of being trimmed, piles of yard debris such as branches and leaves
- Changes to landscaping - major changes to mulch beds, shrubs and trees
- Fencing - all new fencing must meet criteria spelled out in covenants and restrictions. Moving of fencing must be approved by ARC, prior to being moved

Goal of ARC is to uphold covenants and restrictions in place at Canterbury Woods. Details are open to interpretation, and those outside of ARC may not agree but among members we discuss violations either at monthly meetings or via e-mail to assure consistency among audits/inspections.