



Granite Parke Residents Association

PROPERTY SELF-INSPECTION GUIDE

This guide follows the GPRA Covenants and Bylaws and is provided to our residents to make personal property assessments easy and specific.

I. HOUSE EXTERIOR

A. Trim/Siding/Windows/Gutters/Doors/Shutters

- 1. No visible damage, rot or stains.
- 2. No discoloration, fading or flaking paint.
- 3. Pressure washed as needed to remove mold and mildew.
- 4. Gutters clean, no debris or plant growth visible.

B. Pool and Pool Screen Enclosures

- 1. Screen enclosures kept clean and in good repair.
- 2. Pool water kept clean and sanitary.

II. LANDSCAPING

A. Lawn

- 1. Mowed, edged, free of weeds and disease.
- 2. No dead, bare or missing sod.

B. Trees, Shrubs and Vines

- 1. Neatly trimmed, healthy and well maintained. Vines kept under control and not allowed to grow on home's exterior surface or encroach neighbors' property.
- 2. All dead or diseased trees, branches, shrubs and vines removed.

C. Interior Plant Beds/Streetscape Plant Beds/Planters and Fountains/Signs

- 1. Defined edges; free of weeds and debris.
- 2. Mulched appropriately: Natural colored pine bark or pine needles are suggested.
- 3. All permanent structures, such as fountains, approved by the ARC before installation.
- 4. All planters and fountains in good, clean condition. Planters contain only living plant material.
- 5. Holiday décor removed no later than 30 days after the event.
- 6. No signs, advertisements, solicitations or advertising structures of any kind.
- 7. All landscape changes need ARC approval.

III. PORCHES, DRIVEWAYS, WALKWAYS, MAILBOXES AND VEHICLES

A. Driveways and Walkways

- 1. Clean, free of debris, stains, mold/mildew and weeds.
- 2. Major cracks, lifts, depressions and holes noted and repaired if possible.
- 3. No stored items such as bikes, toys, grills, tools and ladders. These and similar items kept out of sight when not in use.
- 4. Gutters and sidewalks kept free of grass clippings.

B. Vehicles

- No trailers, boats, RV's, commercial vehicles or inoperable vehicles visible from the street.

IV. FENCES AND GATES

- 1. Made of cypress or pressure treated wood; kept in good repair. No visible rot, damage, lean, rust, sag or missing hardware or boards.
- 2. Pressure washing suggested to control mold and mildew discoloration.

V. EXTERIOR EQUIPMENT AND TRASH CANS

A. Playground Equipment

- Installed only as approved by the ARC and kept in good repair.

B. HVAC, Utility Equipment and Antennas

- 1. Screened from view with plant material or ARC approved fencing.
- 2. Antennas installed according to GPRA Antenna Policy regulations.

C. Trash Receptacles, Debris, Yard Waste, etc.

- 1. Trash cans and recycling bins stored out of sight from street and neighbors.
- 2. Yard debris and waste placed in an appropriate container or yard waste approved paper bag and placed on the grassy curb so as not to obstruct traffic flow.
- 3. Trash cans and recycling bins placed on the grassy curb for collection.
- 4. Receptacles moved from the street no later than the day after scheduled service.

- PLEASE NOTE: ALL EXTERIOR CHANGES TO YOUR PROPERTY REQUIRE WRITTEN ARC (ARCHITECTURAL REVIEW COMMITTEE) APPROVAL PRIOR TO COMMENCEMENT.
- REFER TO OUR GRANITEPARKE.ORG WEBSITE FOR ALL SPECIFIC COVENANT AND RESTRICTION DOCUMENTS.
- PET WASTE MUST BE APPROPRIATELY REMOVED FROM NEIGHBORS' PROPERTIES AND ALL PUBLIC PLACES ASAP.
- CONSULT THE ALACHUA COUNTY WEBSITE:
ALACHUACOUNTY.US/DEPTS/PW/WASTE/CURBSIDEPICKUP.ASPX
FOR SPECIFIC INSTRUCTIONS REGARDING TRASH AND YARD DEBRIS COLLECTION.