



Renaissance Community Partners

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Dobson Place Inspection Standards

To help improve communications between Dobson Place homeowners and our management company, they have provided us with the standards that are provided to their inspectors. This document is a slightly modified version of the exact Renaissance Inspection Standard as provided to their inspectors.

More detail is provided in the community CC&Rs and Design Guidelines, but we thought it may be helpful to provide you with the extra detail that is provided to inspectors so when you get a sticky, you'll better understand why. The community governing documents are available on-line at: <http://www.dobsonhoa.com/docs.htm>.

Antennas – Not allowed to be viewed from street

Basketball Hoops – Must be stored out of view or in back yard when not in use

Bare Dirt – All bare dirt must be covered with rock, bark, or grass.

Clotheslines – Not allowed anywhere viewable from street

Gates – Gates are pretty simple.

- All the wood slats must be in place
- Any gate that is not the normal black iron with wood slats, requires an ARC change request.

Grass in the rocks – Grass in rocks notices should be given if there is a large clump of grass in the rocks or there are more than 12 small clumps in the rocks.

Holiday Lights & Decorations – Can be put up 30 days before & after holiday

Number of Plants – The standard is min two trees (15 gal) and 4 plants.

Oil Stains – If oil is fresh and collects dust or debris that blows on to it, or if it looks really bad – violation

Parking – On street parking is not permitted in Dobson Place. Vehicles in driveways will receive notice if the following conditions exist:

- There cob webs reaching from the vehicle to the ground
- The license plate is expired
- There is a flat tire, it is on jacks, or otherwise not legally drivable

RVs, Boats and Trailers – Notice will be given by inspectors for all RVs, campers, trailers, utility trailers, boats parked on the streets or in the driveway. If it is parked in the back yard and can be seen over the fence, notice is given. There may be the odd exception where the homeowner has requested and received temporary approval. (If it is obvious someone is actively loading or unloading we won't

give violation)

Parking on the rocks – If more than tire width on the rocks, it is a violation

Play Structure – Maximum height 8 ft, must have 5 foot setback from all walls

Security Doors – Must match color of house, bronze, charcoal or grey

Sheds – Sheds must be below the height of the fence.

Sun Screens – Must be Bronze, grey, charcoal, brown or beige

Trash & Recycle Cans – For inspection purposes if the inspection happens on a non trash or recycle day, any bins left are a violation. On trash day, any recycle bins out is a violation and recycle days the same for trash bins.

Trees – Must be trimmed in the following manner:

- Branches must not touch the ground or any building
- Branches must be contained on the property and not interfere with road signs
- Branches cannot extend into the street so as to be hit by garbage trucks or buses
- Trunk of tree must be visible and not appear as a bush
- Tree suckers on truck or ground must be removed
- When overhanging a sidewalk or driveway, must be trimmed 8 feet high.

Trimming of Plants – When looking at plants, give a trim plants notice if the following conditions exist:

- Plants must be contained on the lot and not go across the property line
- Must not stick into the sidewalk
- Must be contained within border around plants
- Dead material or plants must be removed

Weeds – Weed notices should be given if any of the following conditions exist:

- More than 12 weeds in a yard that are 6 inches high or appear to be 2 weeks or older
- In the case of spurge 12 or more clusters
- Weeds in dormant grass apply to same rule
- Make sure to differentiate between grass and weeds in the rock area
- Standard applies regardless if some weeds have been pulled

Window Coverings – No reflective coverings, newspapers, bed sheets or papers are allowed

Wires – All satellite dish, cable wires, or any exposed wire must be painted to match the body color of the house. Same applies if enclosed in PVC.

ARC Change Request –

- Any change to the way your home is viewed from the street requires Architectural Change approval. The form is on the community web site at:
<http://www.dobsonhoa.com/arcapproval.pdf>

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www.rcplimited.com

