

Mystic at Mariner's Village Covenant Violation List

1. Lawns

- A. Please maintain lawn on a regular basis.
Mow, edge and weed whack areas unable to mow.
- B. Please treat bare spots.
- C. Remove plant trimmings from view.
- D. Please remove and replace all lawn area now dead or full of weeds.
- E. Please treat all lawn area for weeds.
- F. Please weed whack along you fence on a weekly basis.
- G. Please weed whack along front and sides of home on a weekly basis.
- H. You have made major landscaping changes your yard.
Please provide the Board with a copy of your ARB approved application.

2. Planting Beds

- A. Please maintain your designated plant areas.
i.e., pavers, cement, edging materials.
- B. Remove overgrowth/weeds from around trees, shrubs, plants and mulch
- C. Refresh mulch in all planting beds.
- D. Remove grass that has encroached into all planting beds.

3. Shrubbery/Trees

- A. Please trim all shrubs and trees.
- B. Please remove/trim all dead debris from all plants, trees and shrubs.
- C. Please trim fronds and seed prod on palm tree(s).
- D. Please remove growth growing from underneath the shrubbery.
- E. Please remove & replace all dead plants and shrubbery.

4. Home

- A. Please clean off mildew on facers, soffits and trim on your home.
- B. Please pressure wash or chemically clean your roof.
- C. Please paint to refresh the faded/discolored paint on exterior and trim of house. To paint, you will need ARB approval.
Please submit an ARB application with paint colors.
- D. Please pressure wash to remove mildew stains/dirty areas on the exterior and trim of house.
- E. Please replace broken windows on your home.
- F. Please remove stickers from the windows on your home.
- G. You have repainted your home.
Please provide the Board with a copy of your approved ARB application.
- H. You have made exterior changes to your home.
Please provide the Board with a copy of your approved ARB application.
- I. Please remove building materials from the front of your home.
- J. Visible wood rot needs replacing.
- K. Clean Gutters.
- L. Repair Garage Door.

5. Driveways and Sidewalks

- A. Please Pressure wash or chemically clean stains from your driveway, sidewalks, or curb.
- B. Please remove grass/weeds growing between sections of the driveway and sidewalks.

6. Miscellaneous

- A. Store trash and recycling containers out of sight except on collection days. Trash and recycling to be taken out after 5:00PM on the night prior to pickup. (Tuesdays Trash and Recycle) (Fridays Trash).
- B. No Lot or Parcel of land shall be used as a dumping ground for garbage.

8. Fences

- A. Please repair/replace your fence.
- B. Please pressure wash or chemically clean vinyl fencing.
- C. You have installed a new fence.
Please provide to the Board a copy of your approved ARB application.

9. Mailbox

- A. Please repair Mailbox
- B. Please straighten Mailbox
- C. Please repaint pole and Mailbox

10. Parking

- A. Please do not park commercial vehicle(s), Boats, Trailers, Recreations Vehicles, within the HOA Community unless out of view in your garage. Please comply upon receipt of this letter. Thank you.
- B. Please do not park vehicle(s) on the easement and or lawn-front yard.
- C. Please do not park vehicle(s) on the street overnight.

11. Pets

- A. Pets must be on a lease at all times when outside your property.
- B. Pets must be contained to your own property, they cannot run freely.
- C. Pet Owners must pick up after your pets or face a fine from the city.
- D. Pets are not allowed to be left outside barking and making noise. Owners will face a fine from the city noise ordinance.
- E. No Pets are allowed in the pool area.
- F. Breeding or maintained for any commercial purpose of animals is Not allowed.
- G. Farm Animals of any kind are Not allowed in the neighborhood.

Questions or to report a Violation, Contact:

Sentry Management Inc.

Phone: 407-788-6700, ext. 310

Contact: Linda Armstrong