



## *Spring Grove Homeowners Association*

### Most Common Violations and Maintenance Items Cited In Pre-Sale Architectural Review

1. HOA unapproved exterior real property improvements or modifications (ie: installation of landscaping, deck, fence, shed, pool, mailbox, driveway enlargement, replacement windows or screens, the installation of non-compliant garage doors, removal of tree(s) / landscaping).
2. Need to submit Exterior Improvement Application(s) for any exterior work completed / performed on home or property. **Submission does not guarantee approval.**
3. Sheds constructed without minimum Loudoun County mandated property line setback. (Three foot setback from property line for sheds installed prior to 1993, and five foot setback for any constructed sheds post 1993 to current date.)
4. Overgrown bushes and shrubs and need of maintenance.
5. Sheds not maintained, require repair, painting, or removal.
6. Foundation from siding to ground foundation surfaces with peeling or badly faded paint.
7. Rusted roof furnace vent stacks in need of repainting with high temperature paint.
8. Missing or broken window lattice panels and screens.
9. Peeling paint, on doors (including garage), lamp posts, sheds, mailbox & posts, or exterior trim.
10. Rotted wooden trim around garage doors, windows, or entry doors.
11. Accumulation of mold, algae, dirt on exterior surfaces; siding, gutters, shutters, driveway, etc.
12. Sagging, rotted, or missing (removal of builder installed) wooden porch railings. (Note: Loudoun County Code requires railings for any porch surface 30 inches or more above ground level.)
13. Broken or missing exterior house lamp or pole lamp fixtures.
14. Improperly trimmed trees and shrubs along sidewalks which impede pedestrian egress.
15. Inadequately maintained lawns (grass height and weed presence). Edging is neglected along driveways, sidewalk, and curbs.
16. Improper storage of tools, equipment, or accumulation of yard debris usually in backyard or underdeck.