

I'On Maintenance Guidelines for All Residential Titleholders

The following guidelines reflect general maintenance standards that are the responsibility of all I'On Titleholders and apply to all residential structures and properties in I'On. Most of the maintenance standards contained herein are common-sense, where a reasonable review of a building or property would indicate the need for maintenance or repair. This information is not meant to be all-inclusive, but rather, a general guideline for Titleholders to ensure their property is properly maintained.

The [I'On Community Manager](#) is the point of contact for all Titleholders on maintenance related matters. These standards reflect areas the Community Manager will observe when conducting a property inspection. Property inspections may occur as the result of a general observation or a formal complaint.

Building & Structural Guidelines:

-Exterior walls and trim are free from holes, breaks, and loose or rotting material. Wooden exteriors are free from dirt, loose paint, and mildew. Power washing is done as necessary. Fading or missing paint is re-painted or stained, as necessary.

-Roof, flashing, and gutters are in good working condition. Roofs are tightly fitted and have no defects. Missing shingles or pieces of metal are repaired. If gutters are installed, they have all parts and are properly fastened so as to drain water in the manner intended.

-Porches, stairs, and decks are properly maintained, and any broken parts, loose paint or rotted areas are repaired.

-Wooden fences need to be painted or stained and maintained free of any broken parts or loose paint. Any rotted areas need to be repaired and any accumulated mildew removed.

-Windows are not cracked or missing glass and have no broken or torn screens. Window shutters are in working condition, and all broken parts, loose paint or rotted parts are repaired.

-Chimneys are structurally sound and in good repair. Loose bricks, stones or mortar are fixed immediately to prevent further deterioration or collapse.

-Brick or plaster walls surrounding a property are free of open cracks and breaks. (Small cracks are common, but large cracks, missing bricks and deteriorated mortar should be sealed, resurfaced or otherwise repaired.) Power washing may help remove mildew or loose material.

-Exterior doors, gates, and hardware are in proper working condition and good repair. Doors and gates close properly and latch securely. All broken parts, loose paint or rotted areas are repaired. Power washing may help to remove mildew or loose material.

Yard & Landscaping Guidelines:

-Grass is maintained at appropriate heights (under six (6) inches on developed property and under twelve (12) inches on undeveloped lots). Landscapes are maintained with appropriate weed control, mulching of beds, and edging.

-Bushes, shrubs and hedges do not project into the street, alley or sidewalk bordering a Titleholder's property and are trimmed back from any fencing so as not to grow through the fence.

-Trees on Titleholder's property are maintained on a regular basis, and broken, dead, or damaged trees or limbs have been removed. Trees growing against buildings with branches hanging on rooftops are properly trimmed back or removed. Fallen leaves are not accumulating on the property.

NOTE: Any tree trimming in Common Areas is solely the responsibility of the HOA, and should not be done by individual Titleholders.

-Garbage and rubbish is disposed of properly, based on I'On's trash removal guidelines and schedule. Debris is not placed near the street for pickup more than 24 hours prior to pickup.

-Walkways and driveways on Titleholders property are kept in a proper state free of tripping hazards, weeds, and loose material (i.e. broken concrete, missing bricks, etc.). Any damage due to settling of land may also require repair.