

OLYMPUS YARD MAINTENANCE REVIEW POLICY

The purpose of the “Annual Yard Maintenance Review” is to ensure visual continuity and consistency throughout the Olympus neighborhood. Living in a community like Olympus is a source of pride and delight for all residents. While we all have a diverse range of goals, maintaining the excellence and value of our property is one we all share. It is in this spirit that the following policy has been put in place.

In June/July timeframe of each year, a committee of six (or more) community members is selected to physically review the Olympus neighborhood. These volunteers canvas the neighborhood and review yards based on the criteria outlined in the following pages.

Our goal in sending out “landscape letters” is certainly not to offend recipients. Instead, it should simply be regarded as a gentle reminder of a landscaping issue that was observed by a yard reviewer on a particular day. We realize that there may be extenuating circumstances (out-of-town, illness, etc.) and hope that this letter is received in the positive manner intended.



LANDSCAPE AND STRUCTURE REVIEW

Address _____

Date _____

The Olympus Homeowners Association takes pride in the appearance and quality of our neighborhood. Olympus is governed by CC&R's (Covenants, Rules, and Regulations), and Bylaws. These governing documents are designed to help maintain the community in the highest standards and can be found on our website at www.olympushoa.org. During this year's review, we found the following items that need your attention.

Please note that these are issues we found today – yards, landscapes and structures need regular maintenance.

Landscape Review

- Remove
 - Vegetation from sidewalk, curb crevices, driveway
 - Weeds/grass from flower/plant beds
 - Dead trees/bushes/shrubs
 - Any debris from street in front of house – keep sidewalk clean
 - Blackberries from garden areas
- Trim
 - Bushes/shrubs/plants so they do not overhang the surface of the sidewalk
 - Vegetation to provide at least 2 feet clearance around mailbox kiosk
 - Branches to a minimum 7 foot clearance above sidewalks
 - Overgrown plants - sidewalks must be clear
- Lawn
 - Mow lawn
 - Treat weeds
 - Edge/trim lawn from sidewalk and flower bed borders
- Other _____

Structure Review

- Repair structure
 - Paint house _____
 - Roof: clean, replace _____
 - Gutters: clean, repair _____
 - Siding: clean, repair _____
 - Windows: repair, replace _____
 - Chimney: siding cleaned, repaired, paint _____
 - Fence: repair, paint _____
 - Garage Doors: replace, paint _____
 - Driveway: pressure wash, repair, clear debris _____
 - Remove trash/junk _____
 - Other _____
- _____
- _____
- _____

- RV, trailer, boat, campers cannot be parked in driveway, front yard or street for more than 72 hours

Next Steps

Please help us maintain the attractiveness of our neighborhood by taking action to bring the items above into compliance. For landscape work and simple structure repairs (fix a gutter, repair a window frame, painting a section of the house (no color change), etc.), please complete within 30 days of the date on this notice. For larger structure repairs (new roofing, new fence, etc.) and painting (with color change), please submit an OHA Home Improvement application (available on the OHA website at www.olympushoa.org within 30 days, with work scheduled to be completed within 90 days of the date of this letter.

Thank you for your immediate attention to this matter. Remember, that weeds drop seeds which blow onto neighboring lawns, and that poorly maintained structures diminish the appearance and value of nearby homes.

For questions, please email the Architectural Control Committee at acc@olympusnewcastle.

<p>c/o Protocol Property Management 1756 Watson ST N. Enumclaw WA 98022 Phone: 360-802-2002 Email: oha@olympusnewcastle.org</p>

Thank you,
The Olympus Volunteer Review Team

