

5-STAR INSPECTION LIST
For Valley Crest

LAWNS:

1. Lawns must be mowed and edged to present a neat and attractive appearance
2. Shrubbery, bushes and trees must be trimmed so as not to encroach on public or neighbor's property including but not limited to streets beyond the gutter and utility boxes.
3. No dead lawns, shrubbery, plants or trees that are visible from the street, except from November 15 until April 15 when plants and lawns may be dormant.
4. No dead palm fronds on palm trees or palm plants that are visible from street.
5. No weeds or unwanted grass in rockscape or lawn. Flowering plants are not considered weeds. No weeds written up March thru April.
6. No dead vegetation around tree area.

HOUSE MAINTENANCE:

7. No peeling paint or faded out paint allowed on the fascia boards
8. No exposed stucco anywhere on property that needs painting
9. Painting on house must be clean and attractive looking and comply with CC&Rs color scheme.
10. No oil stains on the property drive ways or in front of the house on the street
11. Need to have an approved gate screening for rear yard gate

VEHICLES:

12. No commercial vehicles allowed anywhere on the property
13. No inoperable or unregistered vehicles allowed anywhere on property
14. No campers, Boats, Jet Ski, ATV's, Motor Homes, or trailers on the property past the time limit that is allowed for the association/city code.

UNSIGHTLY ARTICLES:

15. No holiday decorations past the holiday time period for the association
16. No non-patio furniture on the porch or courtyard area.
17. No Bar-B-Q equipment in the front yard or front porch area.
18. Basketball/sports equipment must be stored from view when not in use
19. Property free of animal waste that could be seen from the street.

TRASH:

20. No visible trash containers allowed on the property on a non-trash day.