



June 2018

## Edgefield Homeowners and Tenants,

As a planned community, Edgefield is governed by covenants, conditions and restrictions (CC&R's) which can be found in the Corporate Documents section of the website. The CC&R's require that each home be kept in a clean and attractive condition, in good repair and free of hazards. Each homeowner receives a copy of the CC&R's during closing and agrees to follow the CC&R's when they purchase their home in the neighborhood. Fulfilling this commitment to each other is the easiest way to maintain the property values in Edgefield.

The two areas that are of primary concern to the HOA are:

- Front landscaping
- Exterior painting

The expectation for all property maintenance is defined in CC&R section 4.10

*"4.10 Maintenance of Improvements: Each Owner shall maintain the Improvements located on that Owner's Lot in a clean and attractive condition, in good repair, and in such fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting and staining and repair, replacement and care for roofs, gutters, downspouts, exterior building surfaces, surface water drainage, driveways, walks, and other exterior improvements and glass surfaces. In addition, each Owner shall keep shrubs, trees, grass, and plantings of every kind neatly trimmed, properly cultivated, and free of trash, weeds, and other unsightly materials. The provisions of this section include the area between the property line of any Lot and the nearest curb, including sidewalks and street trees. Damage caused by fire, flood, storm, earthquake, riot, vandalism, or other causes shall be the responsibility of each Owner and shall be restored within a reasonable period of time."*

The goal of this CC&R section is to keep the neighborhood looking good all year. Simply put, this section means the grass must be mowed and kept green, bushes trimmed and weeds removed. House and trim paint should not be faded or peeling.

As a volunteer Home Owner Association Board, Edgefield utilizes a professional property management company, The Management Trust, to assist with enforcement of the CC&R's. The majority of violations to the CC&R's are maintenance issues such as un-mowed or browned grass, un-trimmed bushes, weeds and homes in need of painting. The management company notifies the homeowners and residents at the first sign of a violation and continues notifications, which can lead to fines, until the issue is resolved.

The following photographs are meant as a guideline to further clarify the expectations expressed in the CC&R's. Each lawn is unique but the expectations are the same. Yard maintenance is a year round activity but preparation in the spring is the easiest way to get a yard ready for the hot summer months. The yards in Edgefield tend to look the worst in July, August and September but can also be in violation in the spring and early summer if neglected.

**Yard Maintenance:** Homeowners are responsible for keeping their lots (including the area between the sidewalk and the street) well maintained. This includes grass, shrubs, trees and plantings. All of these are to be neatly mowed, edged, trimmed, watered, fertilized and free of trash, weeds and other unsightly materials.

Examples of landscaping that **meet the CC&R's**:



Examples of landscaping that meet the CC&R's but **will become a violation** within a week or two without any improvement:



Some brown spots

Overall browning of the lawn

Browning between sidewalk & street

Examples of landscaping that **are in violation** of the CC&R's:



**Brown grass & bare spots**



**Brown grass and weeds**



**Brown spots throughout the lawn**



**Weeds in with the rocks**



**Brown lawn**



**Lot and House Maintenance:** Homeowners are responsible for keeping their lots and the exterior of their homes in good repair which includes cleaning, painting, repair and replacement of roofs, gutters, downspouts, exterior building surfaces, driveways and sidewalks.

- Many of the homes have not been repainted yet and the original paint is starting to look worn, faded, cracked or peeled.
  - Gutters need to be cleaned and/or repainted
  - Trim paint needs repainting
  - Body paint needs repainting

Example of painting that **is in violation** of the CC&R's:



**Trim paint is faded and peeling**

This document and additional yard maintenance information can be found on the Edgefield Homeowners Association website: <http://www.edgefield-hillsboro.org/>

Thank you,

Edgefield Homeowners Association Board

CONNECTING PEOPLE TO THE PROMISE

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