EL DORADO HOA NEIGHBORHOOD BEAUTIFICATION STANDARDS

Official Community Visual & Maintenance Guidelines (V1 / 07-2026)

Pursuant to the **Declaration of Covenants and Restrictions**, the El Dorado HOA Board of Directors and Beautification Committee hold authority over exterior alterations, landscaping, fencing, walls, walkways, color schemes, and general lot maintenance. Homeowners are required to maintain their properties so they remain **clean, neat, and attractive**.

This guide outlines our visual standards to ensure consistent evaluations across all properties, protect property values, and maintain overall community curb appeal.

1. Core Assessment Guidelines

- **Roofing & Surfaces:** Roofs must be free of dark mold buildup, mildew, algae, debris, and structural damage (such as cracked or missing shingles/tiles). White roofs and roofs with a dark color must maintain an even, clean finish.
- **Driveways & Sidewalks:** Surfaces must be structurally sound and free of heavy fluid/oil leaks, severe dirt accumulation, and weeds growing through joints. Broken asphalt, cracked concrete, and unmaintained pavers require prompt repair.
- **Fencing & Boundary Structures:** All wooden, PVC, and chain link fencing must remain upright, level, structurally secure, and clean. Rotting, warped, or discolored wood; algae-stained PVC; and sagging, bent, or crooked chain link fencing are non-compliant.
- **Landscaping & Vegetation:** Lawns must be mowed, edged, green, and healthy. Shrubs, plants, and trees must be routinely pruned so walkways remain clear and the front facade of the home remains visible from the street. Patchy/dead lawns, unkept garden beds, or overgrown plants that obscure the home are strictly prohibited.
- **Seasonal & Holiday Decor:** Seasonal lighting, yard displays, and holiday decorations are permitted during recognized holiday periods but must be completely removed within **3 weeks (21 days)** following the end of the holiday.
- **Exterior Aesthetics & House Paint:** Exterior walls, siding, and trim must be uniform in color and free of staining from rust, iron-heavy sprinkler systems, or mold. Front porches, entries, and driveways must remain free of clutter, stored items, yard debris, and exposed trash bins.

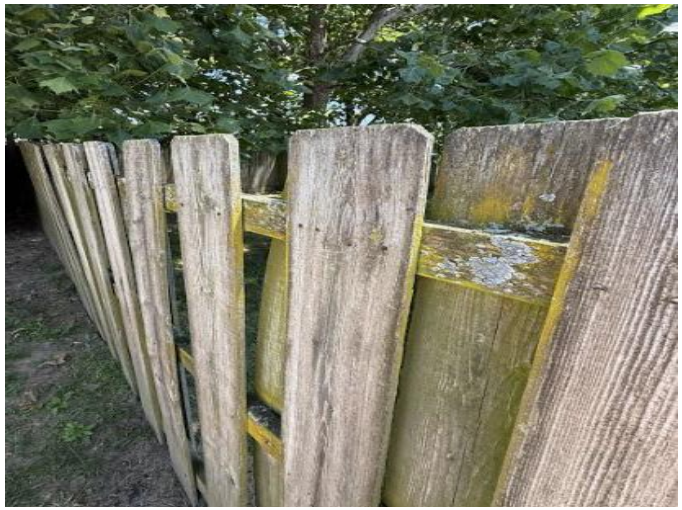
2. Standardized "This, Not That" Visual Compliance Reference Table

The following table provides standardized visual guidelines and representative examples used during property inspections. Please note that these visual depictions serve as illustrative samples only; community enforcement and aesthetic determinations are made pursuant to the overall maintenance standards set forth in the Declaration and are not limited exclusively to the specific examples shown below.

	THIS	NOT THAT
Sidewalk	**Clear & Safe:** Clean, smooth pavement free of dirt buildup, debris, or growth in joints. 	**Dirty / Hazardous:** Excessive dirt/staining or weeds sprouting. 

Roof	**Clean & Maintained:** White or dark color roofs completely free of organic growth, mold, debris, and missing tiles.  	**Dirty / Damaged:** Heavy mold/mildew streaks, organic staining, dark buildup, or cracked/missing shingles.  (Yes, you can even see it on a dark roof) 

Driveway	**Good Condition:** Clean asphalt, concrete, or pavers free of structural failure and heavy oil staining.  	**Stained / Deteriorated:** Severe oil leaks/stains, dirt buildup, cracked concrete/asphalt, or weeds between pavers.  

(Driveway Continued)		
Fencing & Boundary Structures	**Structurally & Visually Sound:** Fence material, including wood, PVC, and chain link fences that are clean, straight, intact, and well-maintained. 	**Damaged / Discolored:** Wood with rot/warping/discoloration; stained/dirty PVC; crooked or bent chain link in disrepair. 

(Fence Continued)		
		

Landscaping & Lawn Care	**Pruned & Healthy:** Green, evenly mowed lawn with trimmed shrubs/trees that leave walkways and home facade clearly visible.  	**Overgrown / Neglected:** Patchy/dead grass, unkept shrubs, or foliage so dense and overgrown that the house is hidden from view. Sparse landscaping with no clear landscaping design.  

Seasonal & Holiday Decor	**Timely Display:** Festive items displayed actively during recognized holidays and removed within 3 weeks post-season.	**Overstayed Decor:** Any holiday lights, lawn figures, or seasonal items remaining more than 3 weeks post-holiday.
Exterior Aesthetics	**Clean & Orderly:** Uniform paint/finish, clean exterior walls, clear front entry, tidy porch, and trash cans stored out of view. 	**Cluttered / Stained:** Exterior paint or siding stained from sprinkler systems (rust/orange/iron) or mold; porch clutter, junk, or exposed trash bins. 