

**Worthington Owners Association
Addendum #6 to the Covenants**

**General Appearance Standards (Aug 2006)
(Amended Aug 2007, April 2012 and February 2013)**

The Board of Directors of the Association sometimes receives complaints from Owners regarding the “general appearance” of neighboring properties. Often these conditions are covered by the Association’s Covenants, or the Addenda to the Covenants published by the Board of Directors beginning in March of 2005, and can be acted upon accordingly. In those instances where the Covenants or Addenda do not clearly apply the board has the authority to act using the Enforcement Policy and Procedure (July 2005, amended August 2011). Specifically the Board of Directors wishes to convey the following regarding General Appearance Standards for the Association,

- A. Structural – Any reported major structural defect or modification that detracts from the appearance of the neighborhood will be reviewed. Badly damaged driveways, broken gutters, broken shutters, falling chimneys, damaged doors, fences in disrepair, non-conforming color schemes, etc are a few examples of possible violations.
- B. Lawn and Landscape - Any major deviation from common sense appearance standards in this area will likewise be reviewed. Not removing and replacing dead trees or shrubs after many weeks is considered a violation. A lawn that is covered in weeds and remains uncut is also a clear violation of acceptable standards.
- C. General – It would be impossible in one communication to cover all of the potential conditions that might constitute a violation in the areas of structural, lawn and landscape. Common sense and reasonable standards must apply.
(April 2012) Additional examples of violations include old lawn equipment, old/broken toys or other types of trash left in view for extended periods of time as well as basketball goals left on the ground or that are in obvious disrepair.

As is the case in all complaints regarding the Covenants and the Addenda, due consideration to special circumstances may allow the Board of Directors to waive or delay action.

- D. Appeal – Owners that have been cited for violations have the right of appeal as provided in the Covenants.
- E. Window Air Conditioning Units (August 2007) - While not specifically discussed in the body of the covenants the Board of Directors, acting on the recommendations of a number of residents has voted to prohibit the use of “Window Air Conditioning” units under the regulation covering “General Appearance”. This reflects regulations currently in effect within other Associations in the area. Exceptions, with board approval, can be made for temporary emergency use and units that are placed in such a manner so as not to be visible from the street or by immediate neighbors.
- F. Basketball Goals (February 2013) - The Board of Directors has voted to expand this Addendum to include the very specific Common Code regulation distributed to all residents last year. Specifically, *“Basketball goals MUST be located no closer than 10 feet from the street. At no point may a goal be placed within the right of way of the street.”*