** Wellington Farm Homeowner’s Association**

**Exterior Aesthetics Policy Guidelines**

**Decks and Balconies**

Decks and balconies will be maintained in the same fashion as primary structures. Property owners will keep additions or expansions free of faded or peeling paint and will re-stain or re-paint decks and balconies as needed. Worn or damaged deck or balcony planking, posts, railings, stairs and accessories will be repaired or replaced as needed.

### Landscaping

Yards will be properly maintained, mowed and trimmed, and kept in an attractive and healthy condition. Turf and other vegetative areas will be kept free of weeds.  Hardscape areas, including rock and mulch beds, must be free of weeds and grass. Owners have the duty to provide for regular weeding, pruning, and maintenance of all plantings, including trees.  Shrubs should be pruned and thinned to promote shrub health, avoid looking overgrown, and maintain the overall landscape aesthetic.  Vegetation and ground cover will not encroach on sidewalks, walkways, driveways, streets, fences, and neighboring properties.  Diseased or dead plant materials and trees shall be removed. Yards shall be kept free of trash, construction materials, and unsightly storage – this includes front, side, and back yards, areas enclosed by fencing, and areas adjacent to rear-lot fencing, garages. Driveways, setbacks, adjacent sidewalks, including areas landscaped with river rock on either side of a home, garage, and/or driveway, will be kept weed and grass-free and well-maintained. Stone or other non-plant ground covers (i.e., mulch) may be used as an accessory only (not the primary ground cover). Lawns must not be used for parking of any motor vehicle to include motorbikes, motorcycles etc. and must be maintained to be kept free of ruts from any and all improper parking along sidewalks and driveways.

### Mailboxes

mailboxes shall conform and harmonize with the building architecture and surroundings.  Replacement of an existing mailbox with one of similar type and color does not require an ARC (Architectural Review by the board). All mailboxes and posts will require maintenance when there are any signs of fading, chipping, streaking, peeling or exposed wood.

### Noise

WFHOA generally defers to the County of Saint Charles ordinances for noise.  If you have concerns about noise, please call Saint Charles County Police Departments non-emergency line.

For concerns about barking dogs and other animal noise, please contact the St. Charles County Animal Control Department.  Animal Control has the authority to investigate and issue citations for things like barking dogs.

### Outdoor Kitchens & Permanently Installed Fireplaces and Firepits

*Requires Architectural Request*

Outdoor kitchens are a permanent, weather-resistant combination of a grill, storage cabinets, countertop, sink, and/or other kitchen features typically built into a patio or deck.   An outdoor fireplace is a permanent, exterior wall mounted, gas or propane fireplace of similar construction to an indoor fireplace which is also incorporated into a patio or deck.  Portable grills do not require Board approval.

### Siding (Exterior)

Property owners will keep buildings free of faded or peeling paint.  A building exterior needs to be repainted when there are any signs of fading, chipping, streaking, peeling or exposed wood or siding including all trim around garages, windows vents etc. Additionally, all exterior must be kept free of mold/mildew.

Approval is required to paint building exterior if it is not the same color as what is currently on the home.  Approval is not required for “touch up” maintenance, meaning painting small areas less than a full side of a building with the original paint color.

**Unsightly Conditions**

Property exteriors (yards, porches, side lots, driveways etc) will be maintained in an orderly manner and kept free of trash and clutter.  Items shall be stored in an enclosed space and out of public view when not in use.