

**EXTERIOR MAINTENANCE GUIDELINES
OF THE
KIRKWOOD SOUTH COMMITTEE
(Adopted January 11, 2000)**

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not limited to, the following:

- All painted surfaces must be clean and smooth with no bare areas or peeling paint and all surfaces must be free of mildew.
- All rotted and damaged wood must be replaced and any damaged brickwork repaired.
- Gutters must be kept in good repair with no missing or curling shingles.
- All glass surfaces must be whole.
- Garage doors must be undamaged and in good repair.
- Fences and gates must be in good repair.
- Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.
- Lawns must be kept mowed, edged and weed free. Flowerbeds must be kept free of weeds and shrubs and trees must be kept trimmed.
- There shall be no storage of clutter and debris in public view.
- Trash receptacles must be screened from public view.

Acceptable exterior paint colors for homes (to include any storage buildings) must be submitted to the Architectural Review Committee (ARC) and the board for approval. Acceptable exterior paint color guidelines are as follows:

- Exterior paint colors which are primarily of earth tone hues and pastel shades will be considered acceptable, but **MUST HAVE A COMPLETED, APPROVED AND SIGNED** (by the ARC Committee) **HOME IMPROVEMENT APPLICATION (HIA) ON FILE PRIOR TO COMMENCING WITH THE PAINT PROCESS.**
- Under no circumstances will the following colors and shades thereof be considered acceptable: all neon colors, iridescent colors, fluorescent colors, as well as oranges, hot pink/fuchsia, lime green/chartreuse, purple/violet/lilac, electric/cobalt blue.
- It is highly recommended that no home in KWS contain more than three- (3) paint colors (including the entry door and garage).

In situations where the decision to approve a paint chip selection by a homeowner may be unclear, the final discretion will rest with the Board of Directors with the input from the ARC Committee. It may be advisable for the homeowner to paint a sample section of the home (in an inconspicuous area) to assist the Board and the ARC in making a determination. **THE FINAL DECISION FOR PAINT COLOR APPROVAL RESTS WITH THE BOARD.**