

**GreyCrest Home and Yard Maintenance Criteria**  
**Updated May 5, 2022**

1. Homes, garages, and outbuildings should be well-maintained:
  - a. No visible wood rot. Loose siding should be repaired/replaced.
  - b. Damaged home doors, window frames, windows, garage doors, sheds should be replaced.
  - c. Home and other buildings painted with no wood showing. Faded paint is unacceptable.
  - d. Homes should be pressure washed periodically to reduce mold and dirt.
  - e. Driveways maintained, not crumbling as seen at the street level.
  - f. Roof should be in good repair—no missing tiles or tarps to prevent leaks.
  - g. Gutters well maintained not bent, full of leaves or with trees growing in them.
  - h. No Single Air Conditioner units allowed front or side view of home.
  - i. Window shutters fully painted and a single color.
  - j. No lot shall be used in whole or part for storage of rubbish of any character whatsoever. No trash, rubbish, or stored materials. Wrecked or inoperable vehicles or similar unsightly items shall not be allowed to remain on any lot.
  - k. Emptied trash cans must be removed from the front of the house within a day by city ordinance. City of Charlotte provides pickup service for items too large to go into the trash. Call 311.
  - l. Clotheslines are not permitted anywhere except for the immediate rear of the house.
  - m. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than 1 square foot, one sign of not more than 5 square feet advertising the property for sale or rent.
2. Yards should be well-maintained:
  - a. Grass should be planted as the primary planting; weeds do occur but should not be the primary groundcover. Note: Driving or parking on the lawn is against Charlotte City Ordinances.
  - b. FENCES: All fence projects must be approved by the HOA prior to starting building or repairing.
    - i. No privacy fences allowed except around the perimeter of the neighborhood. No fence or wall shall be erected on any plot closer than to any street right-of-way than the building setback lines on the recorded map. Chain link fencing is not permitted.
    - ii. Split rail and black aluminum fences are permitted but must be approved by the HOA
    - iii. All fences must be maintained and repaired.
    - iv. Painting of fences is discouraged. If you want to paint, this must be approved by the HOA
    - v. Additional fence requirements are in the Covenants and Restrictions document
  - c. Privacy hedges are encouraged for the homeowner who wants privacy. Bushes or hedges should be neatly trimmed. Bushes and trees need to be kept trimmed away from streets so as not to impact visibility on the road.
  - d. Dead trees, bushes and other foliage should be removed including stumps.
  - e. Sidewalks and driveways should be edged. Note that the space between the street and the sidewalk is the responsibility of the owner and needs to be maintained. Standing mud is not acceptable as it is a walking hazard. Grass should be kept low, and the sidewalk edged on both sides. Grass more than 12 inches will be reported to City of Charlotte, and they will mow it for a fee.
  - f. If your property has creek access it is your responsibility keep the creek clear of weeds, trees, and debris.
  - g. Brush piles are unsightly and provides habitat for snakes. Do not create brush piles. City of Charlotte provides yard waste pickup free of charge weekly.
3. NO Vehicles of any type which are abandoned or inoperative shall be stored or kept on any lot within the subdivision in such manner as to be seen from any other lot or street.
  - a. Inoperable vehicles are not allowed to remain on any lot.
  - b. Vehicles shall not be parked on the sidewalk or in the dedicated street right-of-way. Nor shall vehicles be parked or stored on any part of the lot not improved for that purpose.
  - c. Trailers on or off wheels or which can be attached to any vehicle (campers) shall not be parked in the street or within the front or side setback lines. Boats and boat trailers shall not be parked on the street or in the front or side-street setback lines.
  - d. Pads poured for the express purpose of housing such vehicles must be behind the setback lines of home. A Parking Pad is as follows: A miniature version of a stall, a parking pad is meant for just one vehicle and have no covering. A pad

Note: This list does not include all items found in the GreyCrest HOA Documents. However, the Board uses this list as a guide. Owners are responsible for all Bylaws, Restrictions and Covenants. A full set of documents can be found at: <http://greycresthoa.com/Bylaws.aspx>

**GreyCrest Home and Yard Maintenance Criteria**  
**Updated May 5, 2022**

consists of a concrete or asphalt parking area that is larger than the vehicle and has no gaps or spaces under the vehicle.

4. All projects which include one or more of the following, must be submitted to the HOA for approval
  - a. The project will cost \$10,000 or more to complete
  - b. The project will require a permit to be approved by local authorities
  - c. The project will include a structure that had footings or any other permanent foundation