

HICKORY FARMS COMMUNITY ASSOCIATION PROPERTY EVALUATION CHECKLIST

PROPERTY INFORMATION					
PROPERTY ADDRESS:					
RESIDENCE EVALUATION (RC #4; R&R 1.4)					
COMPONENT	NOTED DEFICIENCIES/VIOLATIONS				SEVERITY†
SIDING	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged	<input type="checkbox"/> Faded	<input type="checkbox"/> Peeling paint	
	<input type="checkbox"/> Algae/mold growth	<input type="checkbox"/> Dirty/stained			
SOFFITS	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Peeling paint	<input type="checkbox"/> Algae/mold growth	<input type="checkbox"/> Dirty/stained	
RAKE BOARDS/ FASCIA	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Peeling paint	<input type="checkbox"/> Algae/mold growth	<input type="checkbox"/> Dirty/stained	
GUTTERS/ DOWNSPOUTS	<input type="checkbox"/> Damaged/disfigured	<input type="checkbox"/> Missing components	<input type="checkbox"/> Uncleaned (pine needles, leaves, etc.)	<input type="checkbox"/> Dirty/stained	
SHUTTERS	<input type="checkbox"/> Missing/detached	<input type="checkbox"/> Faded color/peeling paint	<input type="checkbox"/> Algae/mold growth	<input type="checkbox"/> Dirty/stained	
WINDOWS/TRIM	<input type="checkbox"/> Damaged	<input type="checkbox"/> Broken glass	<input type="checkbox"/> Faded/peeling paint	<input type="checkbox"/> Dirty/stained	
ENTRY DOORS/TRIM	<input type="checkbox"/> Damaged	<input type="checkbox"/> Faded color/peeling paint	<input type="checkbox"/> Dirty/stained		
LOUVERS/GRILLS	<input type="checkbox"/> Missing/damaged gable vents	<input type="checkbox"/> Missing/damaged, other vent types	<input type="checkbox"/> Dirty/stained		
ROOF	<input type="checkbox"/> Missing shingles	<input type="checkbox"/> Buckled/damaged shingles	<input type="checkbox"/> Mismatched shingle colors	<input type="checkbox"/> Extensive algae stains	
	<input type="checkbox"/> Lichen growth	<input type="checkbox"/> Vegetation debris (e.g., pine needles, limbs)			
CARPORT	<input type="checkbox"/> Cluttered/excessive storage		<input type="checkbox"/> Unauthorized enclosure (note for ACC validation)		
GARAGE DOOR	<input type="checkbox"/> Damaged/broken	<input type="checkbox"/> Faded color/peeling paint	<input type="checkbox"/> Algae/mold growth	<input type="checkbox"/> Dirty/stained	
CHIMNEY	<input type="checkbox"/> Damaged/broken bricks	<input type="checkbox"/> Missing mortar	<input type="checkbox"/> Algae/mold growth	<input type="checkbox"/> Dirty/stained	
BRICK FAÇADE	<input type="checkbox"/> Damaged/broken bricks	<input type="checkbox"/> Missing mortar	<input type="checkbox"/> Algae/mold growth	<input type="checkbox"/> Dirty/stained	
EXPOSED FOUNDATION	<input type="checkbox"/> Cracked/damaged	<input type="checkbox"/> Peeling paint	<input type="checkbox"/> Algae/mold growth	<input type="checkbox"/> Dirty/stained	
NOTES/COMMENTS/OTHER NOTED VIOLATIONS:					

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YARD EVALUATION					
COMPONENT/ITEM	NOTED DEFICIENCIES/VIOLATIONS				SEVERITY [†]
FENCE <i>(RC #3; R&R 1.3)</i>	<input type="checkbox"/> Damaged Components	<input type="checkbox"/> Sagging, warped or buckling	<input type="checkbox"/> Unauthorized materials*	<input type="checkbox"/> Located forward of house	
	<input type="checkbox"/> Dirty/stained				
GATES <i>(RC #3; R&R 1.3)</i>	<input type="checkbox"/> Damaged Components	<input type="checkbox"/> Sagging or unsupported	<input type="checkbox"/> Compatible with fence material		
LAWN <i>(RC #4; R&R 1.4)</i>	<input type="checkbox"/> Excessive grass growth	<input type="checkbox"/> Leaves/needles not removed	<input type="checkbox"/> Fallen limbs/sticks not removed		
SHRUBS/TREES <i>(RC #4; R&R 1.4)</i>	<input type="checkbox"/> Untrimmed/Unmaintained	<input type="checkbox"/> Obstructing sidewalk	<input type="checkbox"/> Dead or large portions dead	<input type="checkbox"/> Tree stumps not removed or cut flush	
FLOWER BEDS <i>(RC #4; R&R 1.4)</i>	<input type="checkbox"/> Unmaintained	<input type="checkbox"/> Weeds/overgrowth			
DRIVEWAYS, SIDEWALKS & CURBS <i>(RC #4; R&R 1.4)</i>	<input type="checkbox"/> Unedged/unmaintained	<input type="checkbox"/> Weed growth around mail boxes or road signs	<input type="checkbox"/> Debris collecting along curbs (e.g., leaves, pine needles, limbs or trash)	<input type="checkbox"/> Driveway concrete cracked, broken or spalling	
NOTES/COMMENTS/OTHER NOTED VIOLATIONS:					
OTHER EVALUATION ITEMS					
ITEM	NOTED DEFICIENCIES/VIOLATIONS				
SATELLITE DISH	<input type="checkbox"/> Not located on roof**				
TRASH/RUBBISH/DEBRIS <i>(RC #13, R&R 1.13)</i>	<input type="checkbox"/> Trash/rubbish collected/stored on lot (not in a sanitary container) <input type="checkbox"/> Large piles of yard debris kept on lot				
TRASH/RECYCLE RECEPTACLES <i>(R&R 1.13)</i>	<input type="checkbox"/> Stored in front of house				
VEHICLE PARKING <i>(RC #11; R&R 1.4)</i>	<input type="checkbox"/> Boat, trailer, RV parked in front of residence >7 days <input type="checkbox"/> Vehicles parked on lawn				
UNAUTHORIZED STRUCTURES <i>(RC #1,2,8 & 10)</i>	<input type="checkbox"/> Unauthorized structures or locations (e.g., trash receptacle enclosures, garden furniture or gazebo forward of residence)** <input type="checkbox"/> Temporary structure in front of residence >7 days				
NOTES/COMMENTS/OTHER NOTED VIOLATIONS:					
EVALUATION/EVALUATOR INFORMATION					
DATE OF EVALUATION:					
EVALUATOR NAME:			SIGNATURE:		

†NOTE SEVERITY OF VIOLATION/CONDITION: H: HIGH, M: MODERATE OR L: LOW

*MATERIALS MUST BE WOOD, BRICK OR OTHER HIGH QUALITY SPECIALTY MATERIALS (E.G., VINYL OR PVC) THAT RESEMBLE WOOD OR BRICK

**OTHER LOCATIONS OR STRUCTURE INSTALLATIONS TO BE VALIDATED BY HICKORY FARMS ARCHITECTURAL CONTROL COMMITTEE (ACC); NOTE LOCATION/STRUCTURE ON FORM

RC: HICKORY FARMS DEED OF DEDICATION & DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ARTICLE VII *RESTRICTIVE COVENANTS*

R&R: HICKORY FARMS RULES & REGULATIONS (EFFECTIVE OCTOBER 2013)