

SANDYPORT HOMEOWNERS ASSOCIATION

Consolidated Rules, Restrictions & Policies

Home & Property Maintenance Standard

Incorporated by reference into the Sandyport Bye-laws

Prepared 27 June 2026; adopted by resolution of the Board on 23 July 2026

ADOPTED BY THE BOARD

Home & Property Maintenance Standard

Guidelines for the upkeep of homes, structures and lots

Status: This Standard is published by the Association and is **incorporated by reference into the Bye-laws** (Part VIII), in the same way as the Gardening Standard. It explains and applies the maintenance and appearance obligations already contained in the Restrictive Covenants and the Architectural Guidelines; it does not replace them. Where the Architectural Guidelines specify a material, dimension or colour, those Guidelines govern, and this Standard governs the condition in which the approved works are afterwards kept. A failure to meet this Standard is a breach of the Bye-laws and may attract a fine and the self-help remedy provided there.

A minimum standard: This Standard sets the **minimum threshold** of condition and upkeep required of every Property. It is not an aspirational or best-practice guide: it is the baseline that the Association will use as the basis for enforcement against non-compliance. An Owner is free to maintain the Property to a higher standard, but a Property that falls below the requirements set out here is in breach, and the Association may proceed under the Bye-laws (notice, fine, suspension of privileges and, where the Restrictive Covenants permit, entry to carry out works at the Owner's expense).

Landscaping: Gardens and landscaping are governed by the separate **Gardening Standard**, which is also incorporated into the Bye-laws and which sets the minimum standard for lawns, trimming, groundcover and the division of responsibility between the Association and the Owner. That Standard is not repeated here; this Standard covers the built environment (the dwelling, structures and hard landscaping). Where the Gardening Standard makes a matter the Owner's responsibility, the Owner shall maintain it to the minimum required by that Standard.

General: Every Property, and every structure on it, shall be kept in good repair and in a clean, sound, safe and well-maintained condition consistent with the high standard of the Sandyport community, so that nothing on the Property is or becomes an eyesore or a nuisance, or detracts from the appearance of the neighbourhood or the value of neighbouring Properties. No Owner shall allow any structure to fall into disrepair, nor weeds, underbrush, rubbish or unsightly material to accumulate or remain.

Exterior walls & finishes: External walls, render and stucco shall be kept sound, clean and free of significant cracking, staining, mould, algae and salt damage. Paintwork shall be kept in good condition and repainted before it becomes significantly faded, peeling, chalking or discoloured. Colours shall remain those approved under the Architectural Guidelines and pre-approved palette; a colour change requires prior approval. Decorative features such as banding, quoins, keystones, mouldings and trim shall be kept intact and maintained.

Roofs & rainwater goods: Roof coverings, shingles and flashings shall be kept sound, watertight and free of missing, lifted, slipped or visibly deteriorated elements. Gutters and down pipes shall be kept in place, secure, clear and functioning, with discharge managed so as not to damage walls, foundations or neighbouring land. Roof-mounted equipment and solar panels shall be kept secure, screened as approved, and in good order.

Windows, doors & shutters: Windows, doors, frames, muntins and screens shall be kept sound, operable, weather-tight and free of rot, corrosion and significant damage. Shutters, including roll-down storm shutters, shall be kept secure, operable and of the approved style and colour. Door and window hardware shall be kept functional and sound, consistent with the salt-water environment. Glazing shall be kept intact, and broken or boarded glazing shall be repaired or replaced promptly.

Balconies, porches & external carpentry: Balconies, porches, terraces, columns, balustrades, handrails and external carpentry shall be kept structurally sound, safe and properly painted or finished. Paving and hard-standing shall be kept even, sound and free of trip hazards and significant cracking or staining.

Fences, walls & garden structures: Boundary fences shall be kept upright, intact, clean and painted, in the approved white picket style, materials and height. **Damaged picket fencing shall be removed or replaced;** broken, missing or leaning pickets and sections shall not be left in place but shall be promptly repaired, replaced or removed. Garden walls, gates, garbage enclosures, gazebos, trellises and similar structures shall be kept sound, clean, painted and in good order, and shall not exceed the approved height or encroach a setback.

Driveways, pathways & drainage: Driveways and pathways shall be kept sound, clean and free of significant cracking, weeds and oil staining. Swales and drainage provisions shall be kept clear and functioning so that storm water continues to drain toward the canal as designed, and the established grade shall not be altered so as to impede drainage.

Mechanical equipment & screening: Air-conditioning units, generators, pumps, fuel and water tanks, meters and conduits shall be kept in safe working order, free of leaks, and properly screened from public view as approved. **Mini-split ducting shall be concealed within walls, or within external plastic conduits designed to mimic guttering.** Antennae and satellite dishes shall be kept secure and screened as required, and disused equipment shall be removed. Utility connections and the sewerage stand-pipe connection shall be kept in good order, and leaks or defects on the Owner's side shall be repaired promptly.

Drafting note: the mini-split ducting requirement is new, per instruction — concealed in walls or in gutter-mimicking external conduit. It also pairs with the Bye-law (Screening of equipment) in Part III.

Exterior lighting: Exterior, landscape and security lighting shall be kept in good working order and shall be positioned, aimed and shielded so as not to cause unreasonable glare or light spill onto a neighbouring dwelling or garden, onto the Common Areas, or onto the canal so as to interfere with navigation. Fittings shall be of an approved appearance, kept clean and corrosion-free in the salt-water environment, and failed lamps and damaged fittings replaced promptly.

Plumbing, drainage & sewerage: The Property shall be connected to the Sandypoint central sewerage system, and all foul drainage discharged only into that system; no septic tank, cesspit or earth closet shall be retained or installed after connection. Plumbing, drains, gutters, downpipes, swales and the sewerage stand-pipe connection on the Owner's side shall be kept sound, watertight, clear and in good working order, and any leak, blockage, overflow or cross-connection between foul and storm-water drainage shall be repaired promptly. Storm water shall be managed so as to drain toward the canal as designed and not onto neighbouring land. These requirements are dealt with in Bye-law VIII.6 (Sewerage and drainage connections).

Docks, bulkheads & waterfront: Docks, piers, quays, mooring posts, cleats and boat lifts shall be kept structurally sound, safe and in good repair, and shall not exceed the approved dimensions or heights. Bulkheads and seawalls shall be kept sound, and significant damage or failure shall be repaired promptly having regard to the impact on neighbouring Properties and the canal. Beachfront Owners shall keep and maintain the sandy beach forming part of, or fronting, the Property.

Private swimming pools & water features: A private swimming pool, spa or water feature shall be kept clean, clear, sanitary and properly treated at all times, and shall not be allowed to become green, stagnant or a breeding place for mosquitoes or other pests. The pool structure, coping, tiling, deck and equipment shall be kept sound, safe and in good repair; the child-resistant safety barrier and any safety devices shall be kept intact and operable; and pump and filtration equipment shall be kept in good order, screened, and operated so as not to cause a noise nuisance. Pool or spa water shall not be drained or backwashed into the canal, onto a neighbouring Property or into the storm-water system, but only to the sanitary sewerage system or as the Association approves. Approval, safety-barrier and discharge requirements are dealt with in Bye-law III.12 (Private swimming pools and water features).

Gardens & landscaping: Gardens and planting are dealt with under the separate Gardening Standard (see "Landscaping" above) and are not restated here. Two built-environment points are noted for convenience: large or deep-rooted trees shall not be planted or allowed to interfere with

utilities within 8 feet of the road boundary; and protected trees shall not be removed without approval.

Vacant lots & construction sites: A vacant lot shall be kept neat, tidy and landscaped, and shall not be used to store boats, trailers, vehicles or building materials. A construction site or dormant building shall be secured against access (especially by children), with materials stored within the structure or removed, openings closed off, and the lot kept tidy; a construction left dormant for more than twelve months may require a fresh application before work resumes.

Refuse, storage & appearance: Refuse shall be kept in designated receptacles and presented for collection in accordance with the published schedule; bins shall not be left out overnight, and refuse shall not be stored where ordinarily visible from the street or waterways. No garments, rugs, bedding or washing shall be hung where visible from the road or waterways. Trailers, boats, recreational vehicles and like articles shall not be kept on a Property unless screened so as not to be ordinarily visible from the street or waterways, and subject to the Bye-law prohibitions on trailer and dry boat storage.

Owner's responsibility: It is the Owner's responsibility to keep the Property to this Standard, including the acts and omissions of the Owner's tenants, guests and contractors. The Association may inspect the exterior of a Property from the road, the waterways or the Common Areas to assess compliance.

Notice & enforcement: Where a Property does not meet this Standard, the Association will give the Owner written notice identifying the deficiency and allowing a reasonable period, normally 30 days, to remedy it. If the deficiency is not remedied, the Association may impose the applicable fine under the Bye-laws and, where the Restrictive Covenants so permit, enter the Property after notice and carry out the necessary work at the Owner's expense (such entry not being a trespass), in addition to any other remedy.

Amendment & precedence: The Association may amend this Standard from time to time; an amendment takes effect on publication to Members. Where this Standard is inconsistent with the Restrictive Covenants, the Licence Agreement or the Architectural Guidelines, those instruments prevail.