

Somersby Park Community-Wide Standard

The main purpose of the Somersby Park Homeowners Association (SPHOA) is to serve the community by working to maintain property values for our homeowners. This is done, primarily, by enforcing the covenants, restrictions and architectural guidelines agreed to upon the purchase of a home or lot in Somersby Park. This community standard has been established to provide an overview of homeowner expectations in an effort to protect our most valuable investment—our homes.

Curb Appeal: The SPHOA takes pride in our unique and distinctive mountain setting. Curb appeal of homes, lawns and landscaping is a critical factor in maintaining and enhancing property values within a neighborhood. We ask that all homeowners be familiar with, review and adhere to the Community Standards, Covenants and Architectural Guidelines.

Home Maintenance: Homes should be maintained in a timely fashion so that there is no deferred maintenance visible from the street.

Landscaping Maintenance: Homeowners should maintain their landscaping by keeping up with regular weeding, pruning, and removal of yard debris, dead plants and growth. Landscape beds should be mulched and have distinct edges. Yard art, statuary, globes, pots, etc. should not be excessive and should complement the landscape. Grass lawns, whether on individual property or on the right-of-way, should be mowed on a regular basis.

Community Common Areas: Community common areas, especially at the entrances and including ponds and water features, should be well-maintained and mowed and trimmed regularly. Seasonal plantings and decorations should be in keeping with the nature of the community.

Exterior Lighting: Exterior lighting, including landscape lighting, must be approved by the ARC and should not remain lit after midnight. Lighting should be installed so as not to disturb neighbors or impair vision on nearby streets.

Holiday Décor and Lighting: Holiday décor and lighting should be in keeping with the look of Somersby Park as a mountain community and should not remain lit after midnight. Christmas lighting may be displayed from Thanksgiving through January 7th. For all other major holidays, lighting should be removed within 7 days after the holiday. ARC Guidelines provide more specific details.

Parking: Vehicles should not be parked on the street overnight or as a general rule. If short-term overflow parking is required, vehicles may be parked on the right-of-way off the pavement.

Trash and Trash Receptacles: Garbage cans, trash and other trash receptacles should be stored out of sight and secure from animals.

Pets: Pets must be under control at all times. Additionally they must be leashed when walked in the neighborhood. Owners should be mindful of barking, noises and other behaviors that may disturb neighbors. Owners should clean up and discard pet waste properly, never in any of Somersby Park's ponds, creeks and streams.

Please refer to the ARC Guidelines for additional guidance. Through community commitment, support, communication and cooperation Somersby Park will be a clean, safe and beautiful place for families to reside in and enjoy.