

Radisson



Certificate of Compliance (C of C) Exterior Maintenance Checklist



Below is a partial list of exterior items which the Architectural Standards staff will inspect during the C of C inspection. Each item will be reviewed to verify it meets maintenance standards, which are determined by the Architectural Standards Committee (ASC). Each item has the associated ASC standard listed to help you determine if it meets the requirements. Homeowners are encouraged to use this list to perform their own periodic inspection. If an item on your home does not meet current ASC standards, an application may be required before you address the needed repair or installation. Contact the ASC Department at asc@radissoncommunity.org or 315-635-7171 with any questions.

Please keep in mind this is not an all-inclusive list, properties are unique, therefore, different exterior items may be reviewed during the C of C inspection. If an item on your home does not meet current ASC standards, it will be noted on the C of C report.

Working together to keep Radisson beautiful...

Address Numbers

ASC Standard: *Only permanent numbers may be installed, temporary (sticker style) numbers are not permitted. Number size is to be between four (4) and eight (8) inches high.*

Air Conditioner (window units)

ASC Standard: *Window units may be in place between April 1 and November 1.*

_____ Awnings/Sunsails

ASC Standard: *Window awnings are not permitted. They may only be located on the side or rear of the home. Sun sails and any support poles must be removed for winter. Only solid colors are permitted and the color/size of the awning must be compatible with the house.*

_____ Basketball Setup

ASC Standard: *Pole must be located a minimum of 10 feet from all property lines. Temporary/portable basketball setups must be located entirely on the homeowner's property at all times and must be located a minimum of 10 feet from all property lines. Basketball setups must be in good condition.*

_____ Clotheslines

ASC Standard: *Clotheslines are not permitted.*

_____ Decorations (Holiday)

ASC Standard: *Holiday decorations must be removed within thirty (30) days after the holiday. Holiday lights may remain in trees and on the house until April 1st, provided that they are not in operation. All exterior decorative objects must be maintained in good appearance.*

_____ Deck(s)

ASC Standard: *Decks and railings shall be kept in good repair. Boards shall not be warped, detached, missing, etc. Screened porches shall be kept in good repair. Screens shall not be torn.*

_____ Docks & Bulkheads

ASC Standards: *Decks and railings shall be kept in good repair. Boards shall not be warped, detached, missing, etc.*

_____ Door (Pedestrian or Garage)

ASC Standard: *Exterior doors, including side, rear or sliding doors, must be hung properly and maintained in good appearance with no chipping or peeling paint.*

_____ Doors (Storm/Screen)

ASC Standard: *Exterior doors, including storm doors, must be hung properly and maintained in good appearance with no chipping or peeling paint. Door color must match the trim or primary door being screened.*

_____ Overhead Garage Door

ASC Standard: *Garage doors must be operational and in good appearance with no chipping/peeling paint, rust, rotted wood, and/or warped wood. Door must match the trim or house color of the home.*

_____ Driveway

ASC Standard: *Driveways shall be kept in good repair. Excessive dips, cracking, crumbling, spalling, staining, or missing pavers constitutes a need for repaving/reconstruction of driveway.*

_____ Fence

ASC Standard: *Fences and gates shall be kept in good repair. Boards shall not be warped, detached, missing, etc. Fences shall be stable and in an upright position. Gates must be securely attached to the fence, and must be able to be closed/latched and opened.*

___ Fire Pits (portable)

ASC Standard: *Portable fire pits may only be used or stored in the rear yard.*

___ Firewood

ASC Standard: *Amount of firewood shall not exceed one (1) cord. Firewood shall be neatly stacked in the following dimensions: 4 feet wide x 4 feet high x 8 feet long. Firewood shall be located in the rear yard to minimize its view from the street and neighboring homes. Firewood may be covered with a tarp. The tarp color shall be clear, brown or tan only, blue tarps are not permitted. Firewood stacks must not contain yard debris or lumber.*

___ Flags

ASC Standard: *In ground flagpoles are not permitted. One flag and pole may be attached to the house and the flag must be commercially designed and in good taste with the community's overall standards. The ASC reserves the right to require the relocation of any pole that is determined to be in an unacceptable location.*

___ Flues

ASC Standard: *Chimney caps, metal flues and attic vents shall be kept in good repair and not show signs of rust, or be chipped and peeling.*

___ Gazebos

ASC Standard: *Gazebos are not permitted.*

___ Greenhouses

ASC Standard: *Greenhouses are not permitted.*

___ Gutters & Downspouts

ASC Standard: *Gutters and downspouts shall be kept in good repair. Paint on gutters and downspouts shall not show signs of rust, or be chipped and peeling.*

___ Landscaping

ASC Standard: *Flower and planting beds shall be kept in a neat and orderly manner, free of weeds, and debris. Shrubbery shall be trimmed and pruned. Edging shall also be kept in good repair. Planting beds shall be mulched and disintegrating mulch shall be replaced. Landscaped areas and natural or mulched areas must be consistent with the general theme of surrounding properties. All cleared areas shall be mulched, seeded or sodded, or planted with an approved ground cover.*

___ Lighting (Exterior)

ASC Standard: *Light fixtures shall be in good repair and operational with no broken glass, chipping, peeling paint, or rust. Light fixtures shall not produce glare onto neighboring properties.*

___ Mailbox

ASC Standard: *Mailboxes shall not be rusted and shall be in good condition and repair. Mailboxes shall not be dented or have missing doors, flags, etc. Mailbox posts shall be installed securely in the ground and shall be in a vertical position. Alterations pertaining to style, color, or additions to the mailbox setup are not permitted. Replacement is done by the RCA for a modest fee; contact the RCA office for a replacement.*

___ Paint/Stain

ASC Standard: *Paint and stain shall not exhibit fading, discoloration, peeling, chipping, or cracking. Excessive mold, mildew and other signs of damage or neglect are to be repaired. Paint touch-ups shall exactly match the color to which it is being applied. Any discernible difference in color will require the item or portion of home where touch-up was done to be re-painted. Paint on foundation walls shall not show signs of chipping or peeling.*

___ Patio & Walkway(s)

ASC Standard: *Patios and walkways shall be level and free of major cracking and crumbling. Wooden stairs and landings must be kept in good repair. Boards shall not be warped, detached, missing, broken or damaged. Concrete, brick, flagstone, etc. stairs and landings shall be kept in good repair.*

___ Play Equipment

ASC Standard: *Play equipment shall be kept in good repair. Boards on wooden equipment shall not be warped, detached, missing, etc. Paint on metal equipment shall not show signs of chipping and peeling. Canvas coverings shall not be torn or show signs of wear or fading. Trampolines must be stored indoors from November 1st through April 1st. Goal nets must be stored in the rear yard when not in use. Play equipment cannot be attached to trees.*

___ Privacy Wall

ASC Standard: *Privacy walls shall be kept in good repair. Boards shall not be warped, detached, missing, etc. Walls shall be stable and in an upright position.*

___ Roofing

ASC Standard: *Roof shall be maintained so that surface stone is intact. Roof repair or replacement must be performed when the roof has deteriorated to the point that inner layers of asphalt are visible from the street (curling shingles). Any vegetation growth on the roof must be removed. Shingle staining in excess of 75% of the surface of the roof may require roof replacement or cleaning.*

___ Shutters

ASC Standard: *Shutters shall be kept in good repair. Paint on shutters shall not show signs of chipping and/or peeling. Shutters shall be properly hung and missing shutters shall be replaced.*

___ Siding & Exterior Materials

ASC Standard: *Siding and trim shall be in good condition. Warped, missing, rotted, cracked, or damaged siding/trim shall be repaired or replaced. Repaired or replaced siding/trim must match in material, color, and size.*

___ Solar Collectors

ASC Standard: *Solar collectors and accompanying equipment must be firmly attached to the home. Solar collectors must be in a good condition. Must not be located on street side elevation and should not be located where visible from the street.*

___ Spa/Hot Tub

ASC Standard: *Spas and Hot Tubs must be maintained in a good condition.*

Storage

ASC Standard: *Detached permanent storage sheds/outbuildings are not permitted.*

Appliances may not be stored outside the lot owner's house. Furniture intended for indoor use shall not be stored outside. Porches/decks may not be used as storage areas. Barbecue grills must be stored in the rear yard when not in use and out of view from the street. Clothes, blankets, towels, and rugs, must be stored indoors.

Decks or patios may be used for the storage of items such as grills and outdoor lawn furniture which are normally used on the deck. Lawn equipment, tools, ladders, snow removal equipment, or any equipment as such, must be stored indoors. Summer recreational equipment, such as hammocks, shade structures, etc., are to be stored indoors from November 1st – April 1st.

Storage Containers: One deck box/patio bench may be used; an application is not required. The storage unit may only contain one door, located at the top of the unit. Doors located on the front of the unit are not permitted. Deck storage boxes may not exceed 5' wide x 2'-6" deep x 2'-6" high in any one dimension. Units must be located in the rear yard, either on the deck, on the patio, or located on the ground against the rear of the home. Commercial storage containers, such as Pods, are permitted for only one week.

Swimming Pool

ASC Standard: *Must be operational, in good repair, and properly maintained.*

Trellises & Arbors

ASC Standard: *Trellises and Arbors must be in good repair with no missing boards and must be upright.*

Vegetable Gardens

ASC Standard: *Gardens are not permitted on residential property. Garden plots are available at the Community Gardens.*

Walkways

ASC Standard: *Patios and walkways shall be level and free of major cracking and crumbling. Wooden stairs and landings must be kept in good repair. Boards shall not be warped, detached, missing, broken or damaged. Concrete, brick, flagstone, etc. stairs and landings shall be kept in good repair.*

Windows

ASC Standard: *Window panes and window screens shall be kept in good repair with no broken glass or torn/taped screens. The permanent use of sheets, towels, or other materials other than window coverings is prohibited.*

Window Grids

ASC Standard: *Window grids shall be in good repair. The color and style of the grids must match style in use.*