

Goldenview Park Homeowner's Association Annual Spring Inspection

Date: _____ **Home Address:** _____ **Year: 2018**

Dear Homeowner,

The GVPHOA Board had the neighborhood surveyed to identify homes and yards in need of work to improve overall property appearance, in compliance with our covenants. The items listed below warrant your personal attention. Please correct the items noted in the next 3 months. The board will initiate a follow-up walk-through in September to review progress. If an item cannot be addressed prior to that time, please inform our management company of your plan to deal with it. Working together we can maintain the appeal and high resale values that are synonymous with our Goldenview Park Neighborhood. Please contact Real Estate Unlimited at 907-345-4110 with any questions.

PROPERTY NEEDS

- Garbage cans, shovels, rakes, rubbish
Needs to be removed from street view
[Exhibit C, Section 7. House Rule #8]

- Rock Garden or flower bed needs maintenance
(if replacing, requires Landscape Approval Request)
[Exhibit C, Section 25]

- House and/or trim needs painted
(requires Paint Request Form and Approval)
[House rule #1]

- House needs repair on missing trim, siding and/or
damage to exterior of home.
[Exhibit C, Section 13]

- Driveway and/or other designated parking area needs
general maintenance (re-pave, re-seal and/or cracks filled)
[Article 8, Section 8.2]

- Yard, trees, and/or bushes need general maintenance
[Exhibit C, Section 25. House Rule #10]

- Gutters need maintenance
[Article 8, Section 8.2]

- Fence needs maintenance
(if replacing, requires Architectural Approval Request)
[Exhibit C, Section 18]

PROPERTY NEEDS CONTINUED

- Roof needs general maintenance
(if replacing, requires Architectural Approval Request)
[Exhibit C, Section 20]

- Satellite Dishes/Antennas/Cable TV (cables)
following association guidelines.
[Exhibit C, section 24. Updated in House Rule #14]

- Trailers, recreational vehicles need to be stored off-site
[Exhibit C, Section 11. House Rule #13]

- Sporting equipment, toys, bikes etc need to be screened
from view.
[Exhibit C, Section 14]

- Mailbox needs painting, post remounted and/or
numbers on mailbox posted
[Article 8, Section 8.2]

- Entry stairs, stoop, and/or patio needs maintenance
(if replacing, requires Architectural Approval Request)
[Article 8, Section 8.2]

- Culverts and Ditches need to be cleared of all debris and weeds
[Exhibit C, Section 16]

- Christmas lights need to be removed
[Article 8, Section 8.2]

If your changes include a shed, painting, tree removal, satellite dishes, landscaping, decks, roof replacement, structural changes, etc. you must fill out a Paint Request Form of Approval, an Architectural Form for Approval and/or Landscape Approval Request Form by the Goldenview Park Homeowner's Association Landscape and Architectural Control Committee. Please see the website for the Approval document forms. Please submit all forms to our management company for approval. All forms must be submitted 3 weeks prior to scheduled date or repair and must be completed by August 31st. The Approval forms are all located on the Goldenview Park website goldenviewparkhoa.com where you may print, fill out and mail to our management company, Real Estate Unlimited at P.O. Box 110687 Anchorage, AK 99511.

Owners may be fined as of September 1, 2018, for non-compliance with completing any repairs in regard to items which were marked on this form. Non-Compliance action items such as garbage cans, lawn upkeep, parking issues, etc. which can be easily remedied are subject to normal house rules and fine structures.

Thank you for your attention to this matter – GVPHOA Board