

Property Observation Inspection Process

This document specifies the standards and guidelines to be followed during the regularly scheduled *drive through inspections* performed by MAY Management as directed and authorized by the Turnberry Association Board of Directors. These standards and guidelines will be utilized when determining non-conformance. This list is not inclusive of the expectation of the lot, but are the most common observations. These are estimates as no one will be accessing the homeowner's lot to perform measurements.

Each homeowner is responsible for the maintenance of the exterior of their home and lot. Maintenance includes but is not limited to, exterior paint, roof, siding, light fixtures, trim, gutters, mailboxes, mailbox posts, walkway, sidewalks, driveways, street curbs/gutters, grass, landscape beds, bushes/shrubs, edging and easements. The intent is to preserve the beauty, quality, and value of your property as well as the entire community.

Additional information is detailed in the Turnberry Association Rules and Regulations and Compliance Policy dated 5/22/2024, which also includes an explanation of the Notification Process of Non-Conformance and the Charter of the Enforcement Appeals Committee (EAC). It is recommended that homeowners reference the Turnberry ARB Architectural Standards and Guidelines dated 11/20/2024, when taking corrective action. All of these documents are posted on the Turnberry website.

Standards and Guidelines for Property Inspections Resulting in Non-Conformance

- Exterior faded paint or mildew on exterior walls of the home exceeds 25% coverage.
- Noticeable damage to the roof, or mildew on the roof exceeds 25% coverage.
- Weeds in the lawn and/or flowerbeds consumes 25% coverage. Weeds easily seen from the street.
- Lawn contains grass at more than approximately 8 inches in height requiring mowing and edging.
- Lawn contains brown patches/dead grass exceeds 25% coverage.
- Shrubs not shaped or encroaching onto an adjacent property.
- Landscape materials stored outside while not in use or otherwise visible from the street.
- Trash and recycling stored visibly from the street.
- Mailbox severely dented, faded, missing numbers; mailbox door is rusted or broken.
- Mailbox post is unstable/leaning, dented or faded.
- Driveways, sidewalks, and curbs with weeds and/or mildew growth.
- Driveways with uneven surfaces, such as, damaged or sagging concrete or large cracks. Large cracks are prominent, noticeable gaps, and potentially jagged or chipping.

Document creation: March 25, 2025

Turnberry BOD approval: September 24, 2025