

RORIPAUGH HILLS OWNERS ASSOCIATION  
**EXTERIOR MAINTENANCE REQUIREMENTS**

Welcome to the Roripaugh Hills Owners Association. The Board of Directors for Roripaugh Hills would like to make your move and transition into our community as smooth as possible. The Board understands how stressful this time may be on you and your family members, and what it requires in coordinating services.

The Roripaugh Hills community is concerned, as any community is, regarding property values. If you happen to be one of the new homeowners that have purchased a home that is in a state of disrepair, perhaps a foreclosure property, or one that may have sat vacant for a period of time, or was neglected due to circumstance, your immediate neighbors are looking forward to you bringing the property up to standard, and the guidelines for the Association.

The Association's expectation is that there will be 'noticeable' improvement for the exterior maintenance within ninety (90) days from close of escrow. Items that may need your immediate attention; stucco repair/exterior paint, fencing repairs or paint, landscape maintenance/restoration of the lawn and vegetation, trimming of shrubs, weed removal, irrigation etc. Please be aware that maintenance violations may already exist for the property you have just purchased, and that you may receive a letter within the first couple of months meant for the prior owner.

Please read the Rules and Regulations booklet that has been provided to you through escrow for assistance with paint colors or changes to your home that may not require approval. If you wish to change the exterior paint color of your home to a different color, or change the layout of your landscape, add hardscape, remove trees, add new trees, change the fencing from wood to vinyl, add a room addition or a swimming pool, these items will require the approval of the Architectural Control Committee prior to the start of any project. Color scheme books are available for viewing at Avalon Management. Architectural forms/applications are available at Avalon Management or on the website [www.roripaughhills.com](http://www.roripaughhills.com).

We understand that the maintenance issues for your property may be overwhelming. If you feel that it may take longer than three months to restore the exterior of your property, we ask that you please communicate your plans and timelines to the Association through the management company, Avalon Management. Please contact us by phone (951) 699-2918, letter or e-mail, to advise us of your plans. Without any communication, the violation process will begin as is stated within the Rules and Regulations booklet.

Thank you!

The Board of Directors for  
Roripaugh Hills Owners Association