

**APPENDIX G**  
**Southern Delaware Communities, Inc**  
**HOME STANDARDS**

**PURPOSE**

1. These Home Standards are material to the Lease Agreement and are designed to protect the investment made by the RESIDENT as well as the LANDLORD and are believed by LANDLORD to be necessary to obtain this goal while promoting a neat, clean, and attractive Community of which we can all be proud.
2. These Home Standards shall be enforced in a uniform manner. Failure to comply with any standard shall be considered due cause for LANDLORD'S decision to not renew a Lease Agreement at the time of its expiration and/or shall be considered due cause for termination (after proper notice) of the Lease Agreement during its term.

**CONDITIONS**

The following procedures and conditions must be satisfied in order for the home to remain in the Community. For homes to remain in the Community after resale, they must satisfy Appendix I, "Resale Standards".

1. On a monthly or periodic basis, LANDLORD reserves the right to make home and site inspections.
2. RESIDENTS must maintain their home in like new condition as follows:
  - A. This shall be construed as keeping the home, shingled A- frame shingled/metal roof, new/like new vinyl siding, skirting, decks, and any other attachments clean, freshly and well painted, stained and water sealed, repaired, rot free, and free of dents, cuts or tears. Any metal sided, metal roofed home must be upgraded to shingled A-frame roof and vinyl siding. Any rotten wood is to be removed and/or replaced immediately. Rust stains are to be removed immediately. The home shall remain neat and clean in appearance at all times in a like new condition.
  - B. Home windows/window treatments, shutters, doors, screen doors, storm doors and closers, roof vents, smoke stack, step rails, pre-cast concrete steps, flower planters, etc. must be maintained in like new condition at all times. Therefore, they must be kept clean, freshly painted, stain, mildew and rust free at all times.
  - C. Any rusting screws must be replaced with aluminum or stainless steel immediately, or RESIDENT shall take immediate steps to remove unsightly rust from existing screws and prime and paint such existing screws in a color that matches the exterior of the home so as to avoid a spotty, irregular appearance.
  - D. Any new construction changes such as additions, alterations, building structure of any kind, satellite dishes, driveways, parking areas, sidewalks, awnings, or any color change, or repainting of the color(s) must first be approved by LANDLORD (submit color sample) per Appendix H, "Specifications for Construction".
  - E. Decks, wooden steps, or elevated porches must be skirted or otherwise totally enclosed (if wood, use only pressure treated and paint or stain to match or blend in with existing colors) at all times.
    - Trash can enclosure must be 4 1/2' in height of salt/pressure treated stockade wood at rear or side of home
  - F. No items or articles of any kind are to be stored under the home. Water hose is to be stored inside the shed when not in use.
  - G. Existing rain gutter system must be kept clear of debris, painted, and in good repair at all times. The flow of gutter or downspout water shall contact a concrete or anchored fiberglass splash block.
  - H. Power wash home, skirting, decks/porches, and steps yearly or more often, if needed, to maintain them free of dirt, rust, and mildew at all times.
  - I. Front and back door lights must be functional and clean with no missing parts or exposed electric wires. They must be in place properly and securely and metal part must be painted.
  - J. Awnings for windows, doors, decks and/or porches must be properly installed per manufactured specifications. All matching panels of color and pattern must be tightly connected and secured to withstand current HUD code wind standards for zone 1. They must be clean, mildew, rust or other type of stain-free at all times.

K. Air conditioner units must be on cement slab or other LANDLORD approved foundation type. Units must be clean, well painted and rust free. Deteriorated and rusted metal grate covers must be removed and replaced. **Window air conditioner units are not permitted.**

L. **Television, radio, CB or any other antennas are not permitted.** Satellite dishes must meet the current Community Rules and Regulations, Appendix E.

M. Utility connections must be well maintained: sewer/water connections must be sealed tight and leak free; electrical boxes and electrical disconnect boxes must be kept freshly and well painted and rust free.

- N. Landscaping: (a) the grass must be kept mowed and trimmed as needed (not to exceed 4" in height)  
(b) shrubbery and trees must be trimmed and cut back per Community Rules requirements  
(c) flower beds must be weed free  
(d) entire site must be clean and free of debris  
(e) rubbish/trash must be removed and disposed of properly
- O. Holiday decorations and lights must be removed and stored away within twelve (12) days following the holiday.

#### **VIOLATIONS**

1. In the event a home fails to be maintained pursuant to these standards, a twelve (12) day letter pursuant to section 7010A of the Delaware Code will be issued requiring the remedy or correction of the deficiency. Failure to correct or remedy the condition within twelve (12) days may result in the termination or non-renewal of the Lease Agreement.

#### **SOUTHERN DELAWARE COMMUNITIES, INC**

BY: \_\_\_\_\_  
LANDLORD

BY: \_\_\_\_\_  
RESIDENT

BY: \_\_\_\_\_

BY: \_\_\_\_\_  
RESIDENT

DATED: \_\_\_\_\_

DATED: \_\_\_\_\_