

What are the Compliance Inspectors looking for?

- 1) Trash cans are to be stored in a way that they are not visible from the street. This may be done by putting the cans behind the fence, in the garage, or in or behind a structure that has been built to effectively hide them from view. They should not be stored in the driveway or beside the home. Trash cans should not be put out for pickup until Thursday night (7:00 p.m.) and put back no later than Saturday morning (7:00 a.m.).
- 2) Landscaping should be maintained. Grass should not be allowed to grow over 12 inches in front of, to the side of and in the rear of the home. This is for residential and vacant lots. If you have a vacant lot, there should be a contractor hired to do this if you are not doing it yourself. Trees and shrubs should be pruned in order to keep the plants from encroaching on the neighbor's property and the streets. Palm trees should be free of a "beard" or "skirt". If you receive a letter and are having your palm trees trimmed annually, please just let us know. We ask that you not trim the trees in such a way that any green fronds are removed, just the grey or brown fronds. Below are two photos, the one on the left is what will send a letter for, the one on the right is a palm that we have been informed by the Nueces County Ag Extension Office is the proper way to trim a palm for our area. Green fronds remain. We recognize that the palm will almost always have some brown fronds, we are looking for the "beard".



For the record we do not recommend a "hurricane cut" sometimes called a "Carrot top" by some. We also do not recommend hiring anyone who cannot present a haulers license from the city, anyone who cannot show you they are insured, or anyone who does not use a bucket truck or ladder to reach higher branches. The use of climbing hooks can damage your tree.

- 3) Open Storage is prohibited. Open storage would consist of anything that is left or stored in the yard, drive, or side of home that is not a part of the landscaping. The use of lawn furniture is

allowed, however folding chairs, grills, ice chests, fishing equipment, toys, bicycles, and general household items should be stored after use; either in the garage or back yard.



- 4) Zero scaping is the use of gravel in the yard in lieu of grass. If the yard is zero-scaped, what we look for is whether there is grass or weed growing in the gravel.



The second thing we look for with zero-scaping is whether the underlayment for the yard, sometimes plastic or fabric, is torn or coming through the gravel. This sometimes happens if there are vehicles parked on the gravel. This causes the gravel to break through the underlayment and causes the underlayment to show through. This is easily resolved by adding

gravel or patching/removing the offending pieces.



- 5) Fences should be well maintained. If the fence has rotting, missing or broken boards, appears to have a broken post or gate it is considered a violation. Also any fence that is being braced to remain upright is considered a hazard.



Exterior of home should be in good condition. The paint, woodwork and metal should be painted and free from rot, rust and mildew. This includes garage doors.



- 6) Junk vehicles are defined as any vehicle (car, boat, trailer, RV, etc.) that is not in a working condition and does not have registration or a license plate. These should be restored to a working condition or removed from the property. Often we see boats that were parked with good intentions of repair that sit for months or years without any work being done. They deteriorate and are considered “unsightly” by neighbors. We receive numerous calls on these issues alone per month.



- 7) Sheds are allowed if they follow some guidelines. Any shed larger than 200 cubic feet must have ACC approval. That means that any shed with a dimension of 6'x6'x6' would need approval. They may be built in the back yard only. If there are questions about sheds, there is an AAC guide for the requirements. It can be found at <http://padreislespoa.net/wp->

<content/uploads/2014/03/Policy-Procedure-Guidelines-6-23-15.pdf>

