



**South Willow Creek  
Homeowner Maintenance Update 2022**

According to the CC&R's (the governing document of the community), each owner is responsible for the maintenance of several exterior features of their unit.

**Section 19 - Operation, Maintenance and Alterations:**

**(f) Area of Personal Responsibility:** Each Owner shall maintain, repair and replace in his Unit which shall include but is not limited to, all individual fixtures, windows, doors, garage door systems. Each Unit owner shall be responsible for keeping his unit clean, attractive, tidy and uncluttered, safe, sanitary and functional so as not to detract from the health, safety or uniform appearance or design of the Project.

**Clause 45 - Unit** - Unit shall mean and refer to a separate physical part of the Property intended for Independent use. Mechanical equipment and appurtenances designated and designed to **serve only that Unit** such as electrical receptacles and outlets, furnaces and fixtures and the like should be considered part of the Unit; **so shall windows, window frames, door and door frames, and trim.**

**Door and Frames**

Front door and frame must remain in good condition. Please check for paint peeling off the frame, extreme fading or rust. During a property inspection we noticed many of the green doors are not the approved color.

**In order to maintain uniformity throughout the community, we ask that you follow these guidelines.**

Front doors must remain the same style as the original.

The approved paint is Sherwin Williams. Codes below.

**The finish should be SATIN.**

Green: Retreat SW 6207

Beige: Kilim Beige SW 6106

Tan Bagel SW 6114

White Dover White SW 6385

A storm door is permitted but the homeowner is responsible for any damage that might occur during installation or removal. **No screens allowed.**

The approved storm door is:

**Andersen Full View Series (Clear Glass). Approved colors are White & Almond. Handle and kickplate should be brass or pewter.**

You are welcome to install the door of your choice for units that have a back door (not a glass slider). We encourage you to use one of the 4 community approved colors.

## **Shutters**

Most units still have the original shutters and over time they have become faded, cracked, or warped. If they are not in good condition you will need to replace them. There are 4 vastly different shades of green throughout the community and the color needs to match what is already on your unit and the unit (s) next to you. We have an online supplier that offers custom vinyl shutters to match our current style and colors. **Please contact Welch Randall for further information on what style, color, and size is required for your unit.**

## **Windows**

Windows are the homeowner's responsibility to repair or replace if they are cracked or leaking. Replacement panes must have the same "grid" pattern as the original. The removal of stucco during replacement is NOT PERMITTED. If you choose a contractor that requires stucco/mesh removal, you will be responsible for the cost to re-stucco the area.

## **Light Fixtures**

Your front porch light fixture should be similar in size and appearance to the original, so as to not stand out. For example, no white or florescent type fixtures. We prefer the bulbs to be white. Motion Detection, Ring and Security systems are allowed. You are responsible for the outside electrical outlets (should they fail to work properly).

## **Garage Doors**

Doors must be in good condition (not bent or stained) and should remain either white or beige as your original. Colonial style without glass or window panes.

## **Individual Mailboxes**

Only standard white boxes with black numbering are allowed, nothing custom. For those who use a community box, contact the Draper Post office if your key is misplaced or does not easily open the box.

## **Miscellaneous**

These items are also the homeowner's responsibility:

Gate Latch

Hose Bibs

Door Bell

Garage Door Opener

Electrical Power Fuses (that service your unit only)

Carport Roof (if damaged while moving)

Back Yard Sprinkler System (if applicable)

**(Misc continued)**

Tree branches (originating in your back or side yard) that push against the fence or hang over your neighbors yard.

Tree roots that creep under the fence causing damage.

Vines that extend over your fence or climb up the unit. These need to be removed.

**A Reminder to be Thoughtful of your Neighbors!**

Especially during the warm weather months, please be mindful of Draper City's noise ordinance and keep voices to a minimum while entertaining outside after 10:00 pm.

Please pick up after your dog in both the common area and your back yard. The hotter it gets the more smelly it becomes.

Take a few extra seconds to walk around to the front of the garbage enclosure near you to make sure you see that the garbage you pitch in actually makes it into the container. Diapers, dog waste bags, and open food containers are unsanitary and encourage rodents. We do NOT have on- site maintenance, therefore it is all of our responsibility to keep our neighborhood clean and attractive.

**Below is a list of contractors we recommend.**

**General Handyman**

Tracy Camp 801-979-1917

Bob Kroll 801-865-5209

**Tree Trimming**

Tim's Tree Care 801-913-0604

**Concrete (Patio)**

Monarch Concrete 801-201-9290

**Plumbing**

2 Ton Plumbing 801-446-1052

Feel free to contact Welch Randall if you have any questions or concerns at 801-399-5883 (Monday –Friday between 9:00 am and 5:00 pm).