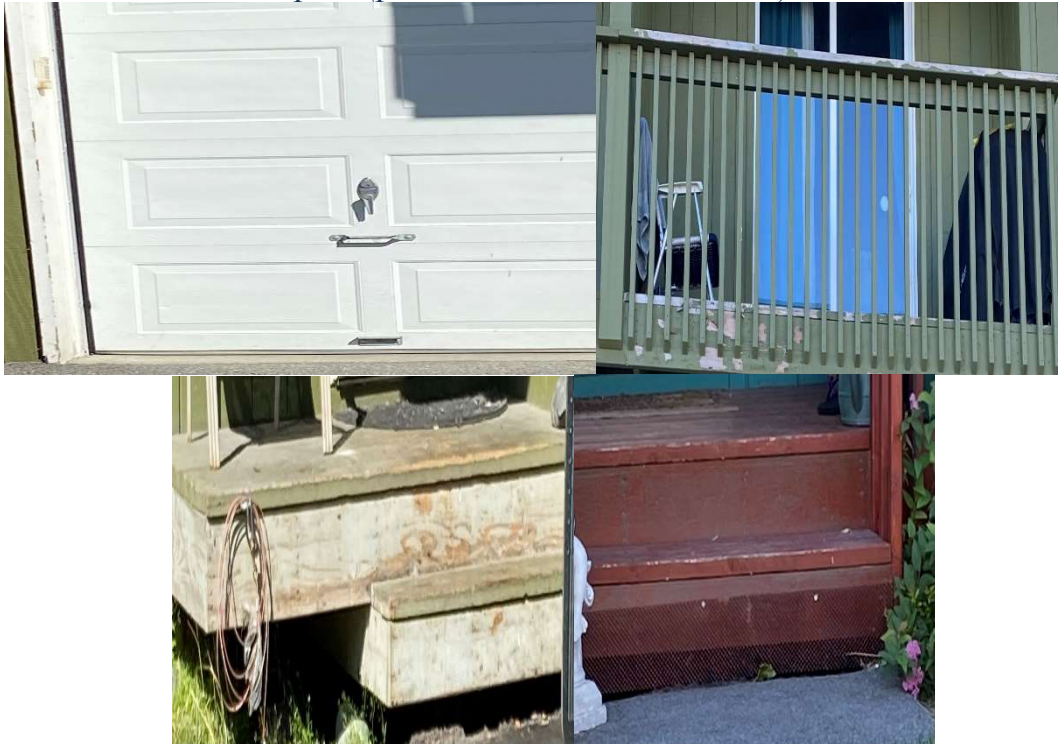


Inspection Report – March 6, 2024

All Unit's garage door, garage door trim, front door, front porch, front and side panels of the steps, upper deck railing have visible dirt, stains, discoloration, scuffed and/or peeled paint. There are some Units where the front and side panels of the steps are of a different color than the Unit. Please assess these areas bringing them into compliance. In the below inspection pre-notes are tips on what texture paint is of the better quality that is resistive to high trafficked / used areas. Please accept this update as an initial notice.

*All Units are required to have the above areas taken care of by **July 31, 2024**. Units not in compliance will receive a formal reminder with fines to commence.*

Examples (photos taken in Brookshire):





Brookshire Landscape Standards:

<https://www.pmsialaska.com/wp-content/uploads/2008/04/Landscape-Standards-0719.pdf>

Pet owners, Dog urine can burn your lawn and cause unwanted brown spots. **DONOT** allow your pet to urinate on your **OR** someone else's lawn. Your pet is prohibited from eliminating in any of the common areas – mailboxes, corner lots, guest parking areas. Pet waste must be picked up timely. No exceptions!

Design Review – any exterior modifications, changes, additions, etc. must be approved before any work can began – otherwise you risk being fined and will have to place the Unit in the condition it was prior to the modification.

Driveway Extension – Submit a design review: Driveway extensions are to Board specified limits and recommended grade material.

Inspection Pre-Notes

- All Homeowners: *Replaced downspouts* will need to be painted the color of the Unit. *Driveways* with excessive oils stains will need to be cleaned and/or seal coated (rubberized blacktop filler)
- All Homeowners: The surface of porch and steps can be a color of your choosing. Note the below photo as an example of what your porch should look like.



PMSI has paint codes on file.

Brookshire has paint leftover from the paint project: 4 gals of Utterly Beige; and 10 gals of Derby Brown. If this is your Unit color, and you need paint, please purchase a 1gal can. Write your address on the can and place it on the porch of 8019 Astonshire. First come, first serve. Paint will be available in June.

Paint for high traffic/used areas: Consider using grit paint (Kilz floor coatings Over Armor Textured). The texture is dense (thick) – use a firm brush and not a roller. The paint should uphold and not scuff, chip, peel – Lifetime warranty.

White trim areas, front doors, garages: Consider high gloss enamel, ultra pure white. Paint never dulls – prevents chips and scratches. Lifetime warranty (Home Depot)

DUNCANSHIRE

Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

2309 – 3/6/24 – Upper front window – Halloween décor; holiday lights – all accessible holiday decoration remove (City of Lights (clear/white lights only) can remain illuminated until the last musher (red lantern) crosses the Iditarod finish-line.

2353 – 3/6/24 – Guest parking abuse – Black Ram truck with some sort of refrigeration component stored in the bed. This Truck must park in your driveway and is no longer considered a guest. No additional reminders. Fines to commence. Upper deck storage – detergent/miscellaneous items.

2369 – 3/6/24 – Upper deck storage (beverage carton)– monitoring.

2401 – 3/6/24 – upper deck storage – cardboard boxes - monitoring

2403 – **Resolved 3/13/24;** 3/6/24 – Vehicle storage – Kia van VCC552 shovel snow berm barricading vehicle. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).
3/13/24 – rolled discarded carpet on front snow pile. Monitoring.

2423 – 3/6/24 - Vehicle storage – Chevrolet sedan LJX 896 remove all snow from vehicle and clear snow from driveway edge /rear of vehicle. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).

2425 – Rental – 3/6/24 - Vehicle storage – Chrysler sedan GEA 600 – vehicle is assessed as being stored has not moved from current parking spot in over a year; is currently not registered. Registration expired March 2023. Vehicles/trailers with expired tags or flat tires are considered inoperable. Remove vehicle from driveway store inside garage or off premises. Cannot be stored in driveway.
Upper deck storage – bag of trash, 5gal bucket.

2447 – 3/6/24 - upper deck storage – cardboard boxes – monitoring

Total: 8

LOCHENSIRE

Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

2462 – 3/6/24 – Trashcan storage – no additional reminders; upper deck miscellaneous storage.

2440 – 3/6/24 – street sign – fishing float (possibly a buoy) device roped on the street sign. Remove at breakup – monitoring.

2443 - 3/6/24 - Vehicle storage – Chevrolet truck/blue remove all snow from vehicle and clear snow from driveway edge of vehicle. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).
Front porch window - remove items from inside front porch window sill or lower the blinds so these items cannot be seen from the street.

Total: 3

HILLSHIRE –

Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

7957- Rental – 3/6/24 – Trashcan storage – no additional reminders; Upper front window – Christmas décor.

7973 – 3/6/24 – Vehicle storage – Honda – KKE 641 No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles or trailers shall be kept, placed, stored or maintained anywhere within the community except within a Unit's garage

7987 – 3/6/24 – Driveway extension requires restoration. Deadline July 31st 2024.

7989 – 3/6/24 - holiday lights – all accessible holiday decoration remove (City of Lights (clear/white lights only) can remain illuminated until the last musher (red lantern) crosses the Iditarod finish-line.

8015 – 3/6/24 – pile of plastic bags stored corner of garage/front step – monitoring.

8017 – 3/6/24 – Several infractions:

- Trashcan storage – no additional reminders;
- Property unkempt – exterior of property miscellaneous items strewn about the property (upper deck; lower deck; side of front step, front of garage). Charcoal grill – store side of Unit when not in use.
- holiday lights – all accessible holiday decoration remove (City of Lights (clear/white lights only) can remain illuminated until the last musher (red lantern) crosses the Iditarod finish-line.

8035 – 3/6/24 – Trash bag – upper deck – monitoring.

Total: 7

HAVENSHIRE

Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

2477 Rental – 3/6/24 - Trashcan storage – no additional reminders; holiday decoration upper deck.

2479 – 3/6/24 – upper deck storage – beverage carton; lower deck – miscellaneous storage.

2476 – 3/6/24 – upper deck – storage – boxes other miscellaneous items.

2458 – 3/6/24 – Upper front window – damaged blinds – requires repair/replace/removal.

2436 – 3/6/24 – upper deck storage – ladder; holiday lights – all accessible holiday decoration remove (City of Lights (clear/white lights only) can remain illuminated until the last musher (red lantern) crosses the Iditarod finish-line.

Total: 5

NORMANSHIRE

Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

7963 – 3/6/24 – child's bicycle. If bicycle does not belong to homeowner; homeowner is responsible for discarding the bike from their property.

7965 – 3/6/24 - Trashcan storage – no additional reminders; On-street parking – homeowner placed on notice. Fines to commence each infraction where there is on-street parking and the vehicle is not being actively loaded/unloaded. Vehicle is at risk of being impounded.

7979 – 3/6/24 – Vehicle storage – Van/tan clear snow from driveway edge of vehicle. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).

7995 – 3/6/24 – Upper deck – loose plastic cover/tarp.

8043 – 3/6/24 – Verbal trashcan reminder. Monitoring.

8024 – 3/6/24 – Front door frame – damaged. 30-days to repair.

8022 – Rental – 3/6/24 – upper deck storage – air fryer box.

7980 - Trashcan storage – no additional reminders

Total: 8

ASTONSHIRE

Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

7961 – Rental – 3/6/24 – remove child toy from front lawn snow pile.

7977 – 3/6/24 - Vehicle storage – Nissan Altima – KCD 435 vehicle is assessed as being stored; is currently not registered. Registration expired 2023; Vehicles/trailers with expired tags or flat tires are considered inoperable. Remove vehicle from driveway store inside garage or off premises. Cannot be stored in driveway.

8021 Rental – 3/6/24 - Front door – Christmas holiday wreath

8039 – 3/6/24 – Front door – Christmas holiday wreath

Total: 4

BROOKSHIRE LP

Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

2558 – 3/6/24 – Reminder: Must bring driveway extension into compliance by 5/15/24 – next fine \$100. Reference letter dated 11/21/23.

2540 – 3/6/24 – Several infractions:

- Resident reports garage door is broken cannot store trashcan out-of-sight. Homeowner has 30-days to determine alternative to store trashcan out-of-sight. After 30-days, fines will commence each week the trashcan is not stored out of sight.
- On-street parking – homeowner placed on notice. Fines to commence each infraction where there is on-street parking and the vehicle is not being actively loaded/unloaded. Vehicle is at risk of being impounded.

2538 – 3/6/24 - Trashcan storage – no additional reminders

2520 – 3/6/24 – child slide stored on top of front lawn snow pile – store out of sight when not actively in use. Monitoring.

2462 – 3/6/24 - Trashcan storage – no additional reminders

2384 – 3/6/24 – Reminder: Must bring lawn into compliance by 5/15/24 - next fine \$100. Reference letter dated 7/13/23.

2322 – Rental – 3/6/24 – upper deck storage – oversize black trash bag; other miscellaneous items.
Upper deck sliding screen door off track.
Blinds – lower front porch window – blind repair.

2257 – 3/6/24 – Guest parking use – work (Utility van) vehicle. Continued abuse of guest parking fines to commence with work vehicle at risk of being impounded.

Total: 8
