



River Oaks 2012 Annual Evaluation

In the immediate future, the Association's management company will conduct the annual exterior evaluation of each property.

The purpose of the evaluation is to ensure that all our properties are in good repair, are neat and clean, and meet the guidelines set forth in the community's governing documents, which just means that we care enough to want to look our very best!

Properties will be evaluated from outside the front, side and rear of the unit. Evaluators remain outside fully fenced yards. Items evaluated will include, but are not limited to, **dirt, algae, faded color, rot, peeling paint, rust, tarnish, chips and dents, missing/broken pieces and general repairs.**

Grass and landscaping, and things that fall under the general rules, e.g., items improperly stored in front or rear yards, will not be evaluated. We have seen how weather and soil condition can defeat an owner's best efforts at yard maintenance. If the management company receives a complaint about a specific yard, they will contact the owner directly. Likewise, the management company will address rules violations if observed during monthly visits or if a complaint is received.

At the conclusion of the evaluation, all owners will receive an evaluation letter stating either that no corrections are needed or listing items for correction within 30 days from the date of the letter. If an owner or tenant does not understand the correction(s), cannot correct an item within 30 days or believes that there has been an error, the owner (not the tenant) must contact the management company with any questions or explanations.

A follow-up evaluation will be conducted no sooner than 30 days after the date of the evaluation letter. If corrections are not observed during the follow-up evaluation and no explanation has been provided, a fine may be imposed. The Board does not want to fine anyone, but will do so in fairness to those who take action in accordance with established procedures.

Thank you for keeping River Oaks a community looking its best!

Board of Directors
River Oaks Condominium Association



Celebrating Over 20 Years of Victory

PO Box 1200 | Stevensville | Maryland | 21666

P: 443-249-0172 F: 443-249-0011

www.victorymgmt.com

