

f. All exterior lot areas shall be kept free from garbage cans and dumpsters. Dumpsters which are used as part of construction, remodeling, or repair to the dwelling, are exempted provided work is continuing. All dumpsters shall be removed within five days of the completion of work.

### **Section 3: Fuel Wood Storage and Lumber**

- a. Outside fuel wood shall not be stored in the front yard of any lot. In addition, on a corner lot, outside fuel wood shall not be stored on the side yard and back yard abutting a street or avenue unless such fuel wood is set back from the street or avenue the distance that the house or garage is set back from the street.
- b. Fuel wood shall not encroach upon rights of way, other landowners property or streets.
- c. Each lot is limited to one outside fuel wood and lumber pile and the pile shall not exceed four feet in height and shall not exceed 10 feet X 10 feet in size. Lumber being used for construction or repair in process is exempted herefrom but must be removed within 30 days after the completion of the project.
- d. The outside fuel wood and lumber pile shall be neat in appearance, free from unreasonable infestation of rodents or other pests, and shall be securely piled in a safe manner so as to prevent collapse or falling over.

### **Section 4: Exterior Structures**

- a. The exterior of all structures, including detached garages, shall be maintained in a good state of repair and maintenance.
- b. Every exterior wall shall be free of rust, holes, breaks, loose or rotting boards or timbers, falling or loose siding or substantial amounts of peeling paint.
- c. All doors and windows shall be maintained in good repair, fit reasonably well within their frames, and be free of open breaks or holes.

### **Section 5: Interior Areas of Structures, Including Residential Dwellings**

- a. The interior of every structure shall be maintained in a reasonably clean and sanitary condition, free of accumulations of garbage, debris or refuse.
- b. The interior of every structure shall be maintained free from infestation of insects, rodents, and other pests.
- c. All plumbing systems and private sewer systems shall be properly installed, connected, and maintained in good working order, and must be kept free from obstructions, leaks, and defects.

### **Section 6: Enforcement**

The Executive Board of Directors of the Skyline Cooperative Association, Inc., shall be responsible for enforcement and compliance. Said officers, together with the Skyline City Health Inspector(s), shall have the power to inspect private premises and take all reasonable precautions to prevent the commission and continuance of conditions in violation of this Article.

The officers, or their designated representative shall, with the permission of the member, be authorized to inspect any vacant lot areas and the exterior lot areas of any premises, and the interior areas of structures at any reasonable time. If the

#### Section 8: Recovery of Cost of Compliance

Personal liability. Any member's property on which a non-complying condition has been eliminated by action by the Executive Board of Directors shall be personally liable for costs to the Association for the correction, termination or elimination, including, but not limited to, actual clean-up costs, administrative costs, expenses, and attorney fees actually incurred. As soon as the work has been completed and all costs determined, the Association Treasurer shall prepare a bill for the total amount and mail it to the member by United States mail, first-class, postage prepaid and properly addressed. Thereupon, the amount shall become immediately due and payable to the Association. If the bill is not paid within 30 days, the amount thereof shall become a specific lien against the lot and the lien may be foreclosed according to law. As an additional method to recover the total costs, the Association may suspend water service to the lot until the total costs are paid.