

## Design Review Abbreviations and Explanations

Design Review's principal goal is to maintain the property values of the homes in the community. One way that we do that is by inspecting each townhouse and detached home every other year, we call this a 'Recurring Inspection'. Inspections are also done when a home sells or is leased by its owner. Design Review wishes to use this page on the Twin Rivers website to illuminate the verbiage and abbreviations used on the inspection.

*Please do not make any changes, repairs, modification or installations to the exterior of the residence, with the few exceptions listed on the 'Request for Exterior Work' form, without approval from the Design Review Department.*

Attribute: The parts of your house: the roof, the entry door, are called attributes.

Kickboard: The piece of cladding or wood below a door.

Replace: The attribute must be replaced in its entirety.

Repair: The attribute can be brought in conformity without needing to be fully replaced. Either one section or piece can be replaced or part can be adjusted to bring attribute into conformity.

Refinish: Paint.

So, "Rear Fence: damage/deterioration-replace & finish" means that the whole fence must be torn down and replaced. "Rear Fence: damage/deterioration-repair & refinish" means that some section of the fence should be replaced and painted.

non-conforming: The attribute has been built or repaired in a way that does not match the architectural standard.

non-uniform: The attribute has been built or repaired below a reasonable architectural standard.

Non-Conforming (N/C) Lateral Drainage: The rainwater that catches in your gutter or that is pumped by your sump pump must empty onto your property. You may not run the leader over the sidewall or empty water past your rear fence.

Settled: The steps (landing) and/or walkway has sunken below the level of the surrounding ground or adjacent walkway slab(s).

Heaved: The steps (landing) and/or walkway is raised above the level of the surrounding ground or adjacent walkway slab(s).

Party Fences: The party fences, that's the fences you share with the neighbor are owned equally by you and your neighbor. The Trust will only compel residents to make repairs to party fences when both neighbors agree to pay for half the repair. Given the negligible cost of painting fences, Design Review recommends that you do so regardless of neighbor's participation.