

EXHIBIT D

DUCOTE AIR PARK STANDARDS AND MAINTENANCE OF PROPERTY

1. OVERVIEW

- a. Ducote Air Park By-Laws and Operating Procedures, Section X Paragraphs 1 and 2 authorizes the Board of Directors (Board) to appoint an Architectural Committee (AC) and directs this Committee to establish the standards and maintenance (standards) for all property at Ducote Air Park.
- b. On approval of the voting membership these standards will supplement the above By-Laws and Restrictions and will be enforced.

2. IMPLEMENTATION

- a. It is the Architectural Committee's responsibility that copies of the standards are distributed to all property owners.
- b. Compliance with the standards will be the property owner's responsibility. However, if a property is determined to not be in compliance, the Board will have the authority to bring the property into compliance by whatever method the Board deems appropriate and/or necessary.
- c. The Architectural Committee will make the determination that a property is not in compliance. The Architectural Committee will not police the Air Park looking for infractions but will respond to complaints from other owners. They will then investigate the complaint, make a determination and send a report to the Board.
- d. All enforcement action will be the responsibility of the Board, and pursuant to Section XV of the By-Laws.

3. STANDARDS

All buildings will be maintained to conform, as much as reasonably possible, to the original structure, and be kept in good order and repair.

- a. All repairs will use comparable materials and colors.
- b. The roof of all buildings will be repaired with matching material and be complete.
- c. Broken windows will be replaced.
- d. All painted surfaces will not be allowed to deteriorate and become unsightly.
- e. All fixtures, trim, doors and exterior surfaces will be kept in good repair.
- f. Grass/weeds around the perimeter of a building will be no higher than the surrounding growth.

- i. Owners are responsible for keeping the grass/weeds mowed on their property. If it exceeds the maximum recommended height, action will be taken. A maximum average height of approximately twelve (12) inches is recommended for unimproved areas and six (6) inches for improved areas. Improved areas are considered to be twenty (20) feet around all sides of a residence or three (3) feet around a non-residence building or to the property line, whichever comes first. All other areas are considered unimproved for these purposes.
 - ii. Absentee landowners are encourage to make arrangements to keep their property trimmed.
 - iii. The Association will no longer mow Owner's lots. If forced to arrange for mowing an Owner's lot, the Association will assess a \$500.00 per lot mowing fee.
- g. Trees will be kept neat; use your own discretion. Dead trees must be removed form the property.
- h. Landscaping will be to the owner's taste but must be in harmony with the surrounding properties.
- i. No outside storage of any items specifically not allowed in the By-Laws and Restrictions. Porches will only have functional items, no storage. Operational fuel and water tanks can be placed at the side or rear of a residence or hangar and should be well maintained visually and mechanically. All other outdoor equipment will be to the rear of the residence/structure and out of sight from the road or neighboring properties.

4. ENFORCEMENT

- a. When the Architectural Eommittee files a report with the Board, a letter will be sent to the affected property owner and enforcement shall proceed pursuant to the By-Laws, including Section XV.

5. SUMMARY

- a. The above procedures will only be implemented when a complaint is received from a property owner.
- b. These standards are not intended to suppress individuality but to promote harmony among owners, sustain property values and prevent the decline of the Air Park.
- c. It is understood that any complaint pertaining to the appearance of a property will be investigated, whether or not it is covered in this document.