

8/17/2011

Board of Directors
Villages of Carmel

As part of Premier Communities ongoing commitment to creating the most desirable communities in which to live, a formal inspection of your community was conducted by Premier's Field Supervisor, Hart Dinkins. This inspection was provided at no cost to your community. A summary of his findings are included below:

Date of inspection: 8/17/2011

The main entrance is being maintained to acceptable horticultural standards. The seasonal color is attractive. The landscape enhancements at Pockrus Page and Camino Real and at Pockrus Page and Cliffside are a very nice improvement to the property. The city has not maintained the ROW along Post Oak in some time. This can become a rat harborage if the grass is allowed to grow up along the fences. Overall this property is much improved.

The full report is included on the following pages for your review and has been uploaded to PremierConnect. Your Association Manager will be discussing the results of the inspection at your next Board Meeting and can answer any questions that you may have.

Warm regards,

Caroline Guerra
Premier Communities

cc: Allen Abtahi

Property Name:	Villages of Carmel	Date of Inspection:	8/17/2011	
Inspected By:		Manager Name:	Allen Abtahi	
Division:	Dallas Portfolio	Director Name:	Caroline Guerra	
Parties Present:				
PRE-INSPECTION COMMENTS				
Entrance Monument Walls - Post Oak and Sun Ray		Yes	No	Comments
	Development Sign Clean and Painted	x		
	Plant Material Obscuring Sign		x	
	Lights Illuminating Sign and Bulbs Serviceable	x		
	Monument Wall is Clean and Has No Apparent Damage	x		
Entrance Monument Walls - Post Oak and Photinia		Yes	No	Comments
	Development Sign Clean and Painted	x		
	Plant Material Obscuring Sign		x	
	Lights Illuminating Sign and Bulbs Serviceable	x		
	Monument Wall is Clean and Has No Apparent Damage	x		
Entrance Monument Walls - Post Oak and Pockrus Page		Yes	No	Comments
	Development Sign Clean and Painted	x		
	Plant Material Obscuring Sign		x	
	Lights Illuminating Sign and Bulbs Serviceable	x		
	Monument Wall is Clean and Has No Apparent Damage	x		
Entrance Monument Walls - Pockrus Page and Camino Real		Yes	No	Comments
	Development Sign Clean and Painted	x		
	Plant Material Obscuring Sign		x	
	Lights Illuminating Sign and Bulbs Serviceable	x		
	Monument Wall is Clean and Has No Apparent Damage	x		
Entrance Monument Walls - Pockrus Page and Cliffside		Yes	No	Comments
	Development Sign Clean and Painted	x		
	Plant Material Obscuring Sign		x	
	Lights Illuminating Sign and Bulbs Serviceable	x		
	Monument Wall is Clean and Has No Apparent Damage	x		
Perimeter Walls		Yes	No	Comments
Brick Walls				
	Missing Bricks, Caps, and/or Mortar		x	
	Columns Leaning		x	
	Graffiti, Mold/Mildew Present		x	
	Bottom Brick course sagging or deteriorating		x	
Wood Fencing				
	Pickets, missing, graying, fading, broken		x	
	Fence Panels Sagging		x	
	Cap Rails Missing or Warping		x	
	Fence Posts Missing or Leaning		x	
	Irrigation is Creating Chlorine Splashes on Fencing		x	
Metal Fencing				
	Rusting, Excessive Oxidation, Chipped Paint		x	
	Posts or Rails Bent, Missing or Leaning		x	
Common Area Landscaping		Yes	No	Comments
Flower beds				
	Flower Beds Free of Weeds and Litter	x		
	Seasonal Flowers in Sufficient Quantity	x		
	Dead, Diseased and "leggy" Flowers Removed	x		
	Flower Beds Properly Mulched and Fertilized	x		
	Flower Beds Receiving Sufficient Irrigation	x		
	Ground Cover-Sufficient Quantity and Quality	x		
Shrubs				
	Shrubs and Bushes Pruned	x		
	Missing or Dead Shrubs and Bushes		x	
Trees				

	Evidence of Disease, Insects or Over watering		x	
	Trees Wells Free of Weeds and Litter	x		
	Trees Neatly Pruned and Sufficiently Mulched	x		
	Missing or Dead Trees		x	
	Trees Receiving Sufficient Irrigation	x		
Turf				
	Turf Grass Areas Mowed to Proper Height	x		
	Sufficient Turf covering the Common Areas	x		
	Turf Free of Weeds	x		
	Sidewalks Free of Grass,Edged, and Cleaned	x		
	Turf Grass Free of Fire Ants	x		
	Turf Receiving Sufficient Irrigation and Fertilizer	x		
Irrigation				
	Leaks Present/Flooding		x	
	Sprinkler Zones Operating Properly	x		
	Irrigation Set to Prevent Water Marks	x		
	Brown or Yellow Patches in the Turf Area		x	
Retention Areas		Yes	No	Comments
	Retention Areas Free of Weeds and Debris	x		