

HOA Coverage, Fees and Contacts

Coverage

1. All landscaping and improvements on the Common areas, the street landscaping and the front/side yards of all units.
2. All irrigation systems in place for maintenance of the front/side yards of each unit.
3. Entry Monuments including the expenses for water and electricity, if any, provided to all such entry features.
4. All storm water drainage facilities serving the Community and not the responsibility of any government entity.
5. Maintenance of private streets, sidewalks, plazas, trails and common area retaining walls if any.
6. All Common area signage including but no limited to "No Parking" and "Fire Lane" signs.
7. Repairs and expenses for street lighting.
8. Expense for all mailings to the association for all notices and correspondence.
9. Expense for the association consultant to update the building maintenance plan and reserve study.
10. Common area insurance.
11. Any legal expense from the association's attorney to handle HOA legal matters.
12. Expense for the management company to handle the association's matters.
13. Expense to complete the annual audit, required licensing and documentation for the association, and to file the association's taxes.
14. Expense for maintenance of wetlands.
15. Pest Control & Bark dust to common areas.

Exterior Maintenance

The Association is **not** responsible for the maintenance, repair, replacement, painting, sealing and caulking of the Building Exteriors nor for the maintaining, repairing or replacing foundations, any windows or exterior decorative glass including skylights, any exterior doors including garage door panels, or any window screens or screen doors, all of which shall be the responsibilities of the Lot Owner. Notwithstanding anything to the contrary herein, repair or replacement of the Building Exteriors as a result of fire or other casualty shall be performed by and at the sole cost of the Owner(s) of such Units or other improvements, subject to architectural review.

Fees

- HOA Monthly Assessment: \$130.00

Due at Closing

- 2 Months of Assessment: \$260.00
- Working Capital (Reserve): \$350.00
- Transfer Fee: \$150.00

HOA Insurance

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HOA Management

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