



HOA & Unit Owner Responsibilities

HOA covers:

- Basketball court
- Doggie bags & stations
- Dryer vent covers
- Dumpsters & dumpster fences
- Exterior dryer vents
- Exterior security lighting
- Fences - perimeter & patio, gates & gate latches
- Fountain/pond
- Grounds cleanup
- Gutters
- Insurance - property, liability, hazard (Exterior insurance)
- Irrigation system
- Lawn maintenance - mulching, shrubs, trees, landscaping
- Paint for exterior doors, shutters & trim
- Parking lot stripes, numbers & curb
- Pool house & pool bathroom
- Roof
- Security gates
- Sidewalks
- Slab & tension rod
- Swimming pool, pool furniture & hot tub
- Trim (paint) on outside of buildings
- Wood & brick on buildings
- Mailbox
- Window caulking

Unit Owner Responsible (HOA DOES NOT cover):

- **Termites**
- Backyard maintenance and upkeep
- Cleaning of dryer vent
- Covered parking upkeep
- Decks
- Doorbell
- Doors & door jam
- Interior Insurance
- Pest control on exterior or around the unit (e.x. bees, wasps, ants)
- Porch light
- Mailbox keys
- Windows & window screens