

ITEMS	HOMES ASSOCIATION	HOME OWNER
Mowing/Edging	Weekly Basis/30 cuttings per season.	Edge Personal Plantings.
Trees/Uplifting	Once annually per city codes and needs for mower's safety	Any other trimming will be done by the home owner.
Trees/Shrubs	Replace trees and shrubs planted by developer that are dead, this includes the common areas. Shrubs planted by developer trimmed once yearly.	Replace those items planted by themselves or previous owner. Responsible for watering trees and shrubs planted by anyone.
Landscaping	Weeding of flower beds – none.	Weed all flower beds.
Fertilization	Apply 5 applications yearly to grass that includes: (1) pre-emergent for weedy grass and broadleaf, (2) April (2) liquid broadleaf with fertilizer, (3) May (3) preemergent, (4) June (4) liquid broadleaf with fertilizer, (5) October (5) winter fertilizer, November.	Trees, shrubs, flower beds.
Insecticide	<u>Grubs/Japanese beetles</u> grub treatment will be fall or spring usually in even years or as needed. <u>Trees</u> – those planted by developer on an as needed basis. Ash trees will not be treated because of the ash bore infestation.	Additional applications – Homeowners responsibility. Residents wanting the Japanese beetles eradicated with spray will do so at their own expense. Personal plantings and if owner chooses to treat the Ash trees in their yard.
Core-Aeration	Taken care of in late fall, HOA now does front, side and back every year.	Additional aeration Homeowner responsibility.
Pest Control	None.	Responsible.
Mulch	Applied yearly in Spring only.	If wishes more or a different color – Homeowners Responsibility.
Irrigation System – Driving vehicles and any attached trailers over your lawn or parking for any reason.	None.	These residents run the risk of damaging their sprinkler heads and will be required to pay for the expense of replacing them.

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Irrigation and System Control Box	<ul style="list-style-type: none"> • Responsible for maintaining the systems installed by the developer. • Backflows always checked in May required by the city each year. • Opening and closing system. • Responsible for maintaining and setting systems control box. 	<ul style="list-style-type: none"> • Moving (and/or raising) sprinkler heads. • Watering lawns sufficiently to keep all grass green. • Adding more sprinkler heads. • If control box is damaged responsibility for repairs will be determined by the HOA approved contractor.
Water Drainage	None.	Yes.
Fill Dirt	None.	Yes. This includes added dirt under patios and sidewalks for whatever reason.
Snow Removal	Snow must stop falling and accumulate to 2 (two) inches or more. Drives, walkways leading to front entrance of home and sidewalks will be cleaned. Ice melt is the responsibility of the homeowners.	ICE, responsibility of homeowner. Snow removal for porches and patios.
Concrete Surfaces	None. No work done on mortar, fill work or mud jacking	All repairs and/or replacement. Before and upon fixing broken drives or front walks at the house the city and our contractor should be contacted as drain lines may need to be moved to accommodate any repair.
Roofs – Roof Leaks	Limited repairs due to normal weathering. Up to \$350 in repairs annually. No Storm Damage as determined by insurance agent. No inside repairs caused by roof leaks.	All repairs exceeding \$350 and/or replacement.
Glass Surfaces & Windows	None.	All.
Stucco	All repairs except for hairline cracks as determined by outside maintenance committee. Repairs will match colors as best as possible.	Residents will be responsible for filling hairline cracks.
Outside Electrical Plug-in Boxes Doorbells & Light Fixtures	None.	Any repairs or replacement.

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Painting of house wood trim, garage door, window trim, shutters and wrought iron	Garage doors, shutters & wrought iron will be painted at the time the unit is scheduled to be painted. Residents will have an opportunity to choose their shutter color.	It is requested that owners move furniture, potted plants, etc. and plants away from railings so painting can be done.
Caulking of wood surfaces	Caulking around garage door, door frames and window frames will be done. Any wood rot will be fixed at that time. Doors themselves will not be repaired.	Front and back doors themselves will not be painted.
Garage Doors, shutters & wrought iron	Painting will be done according to the date on the paint list.	Any repair or replacement of garage door, front or back doors, or shutters will be resident's responsibility.
Outside Water Faucets	Will replace except that damage caused by leaving garden hose attached during winter. HOA repair contractor will determine cause of damage.	Only that which is noted under the HOA.
Flower Bed Borders	None.	All related installation and/or maintenance of borders that are not part of the front patio.
Interior Finish	None.	All are Homeowners' responsibility.
Air Conditioners	None.	All repairs/replacement as needed.
Gutters/Downspouts, & pop up covers	Repairs due to normal wear and tear.	None
Gutters	Leaves/twigs removed from gutters twice yearly-Spring and late Fall.	Any additional leaf/twigs removal.
Decks & Patios	None.	All repairs, painting, staining or replacement.
Foundations	None.	Repair or replace.
Satellite Dishes	None.	All damage caused in installation or removal.

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Sump Pumps and/or Downspouts-where discharge is causing water and/or mud to cover or partially cover the sidewalk in front or side of your property.	None.	Homeowner will need to contract to have any problems corrected for safety reasons. (Putting rock/gravel on discharge does not correct the problem. In addition, mowers/weed eaters could throw a rock through a window or houses, cars or injure people walking in the area. <ul style="list-style-type: none">• Enlargement of downspouts are recommended for better drainage.