

WINDSOR LAKES HOA

ITEMS COVERED BY MONTHLY ASSESSMENT

SINGLE FAMILY and DUPLEX HOMES

Front Door Refinishing (every 3 years if needed)

Iron Fence Painting and Maintenance

Wooden Fence Maintenance (front & back only, not sides)Repairs as needed and Replaced no more frequently than every 12 years.

Tree Maintenance (front only)

Front Yard Maintenance (mow, edge, weed)See more details below.

Contact Mark if you want additional work done for a fee

Gutter Cleaning (3 times a year/Oct.,Dec.,Feb.)

Clubhouse Facilities

Garbage Pick up (weekly/Wednesday)

Mulching (front yard only 2X/year)

Residential Alarm Monitoring (does not include service calls, parts & labor)

Windsor Lodge management, maintenance & reserves

Gated Community

Management, tax filing fees, accounting, auditing, liability insurance, general And administrative fees.

Community maintenance including streetlights, street landscaping and Pathway maintenance, access control system maintenance and private Street reserves.

Reserve for refinishing your front door as needed but no more frequently than Every 3 years.

Reserve for painting the exterior of your home as needed but no more frequently Than every 8 years

Landscape maintenance service, as part of your HOA dues will include the following:

Mowing, trimming, edging, blowing debris from concrete areas 42 times per Year (Weekly during growing season, bi-weekly during dormant season.)

Weed and insect control 3 times per year

Lawn fertilization 4 times per year

Shrub and tree fertilization as needed.

Pruning trees and shrubs annually

Re-mulching annually

Replace sprinkler heads as needed (front and back)

Debris removal from gutters 2 times per year

Back Yard mowed for \$40/month(back yard not included in the \$181/mo fee)

ADDITIONAL MONTHLY FEES for DUPLEX HOMES

**Reserve for Replacement of roofs, to be done as needed. Estimated to
Be every 12-14 years.**

**Money to be set aside for repairs on siding as needed and estimated painting
Every 8 years.**

**Insurance for the exterior walls and roofs. A \$25,000 deductible per incident has been
Set aside for the deductible for roof replacements if there is a major damage due to
Wind and hail damage.**

**NOTE: Owners of the duplex units should obtain insurance to cover the
Interior walls and contents, personal injury, etc. It is recommended that
You contact your insurance company to obtain adequate insurance.**

MONTHLY DUES ARE AS FOLLOWS:

SINGLE FAMILY	\$ 181
ADDITIONAL DUPLEX DUES	\$ 99
	\$ 280

NOTE: These fees are subject to change