

Windsor Lakes
Homeowners Association
Monthly Fee Includes...



Landscape Maintenance Service - front and side yard, only up to front fence

- Mowing, trimming, edging, and blowing of debris from front concrete areas.
- Mowing weekly during growing season, bi-weekly during dormant season.
- Lawn fertilization 4 times per year on front lawns and shrubs.
- Trimming of bushes/shrubs annually.
- Mulch will be installed yearly in each front yard.
- Gutters will be cleaned three times per year.

Sprinkler System Maintenance

- Repair and replacement of sprinkler heads as needed, for builder installed systems. All repair work must receive prior approval through FirstService Residential.

Fence Repair and Replacement

- Fence and gate repair as needed, for builder or association installed fences and gates
- Replacement of builder/association fences as needed, but no more frequently than every twelve years.
- Not responsible for homeowner installed fences and gates.

Individual Home Security Monitoring Service

- Security monitoring service for your installed home security system. The monitoring service does not include equipment, repair, service, or additional installations.
- Yearly registration with the City of Conroe is required.

Exterior Painting of Your Home

- Painting of the exterior of your home as needed, but no more frequently than every eight years.

Door Refinishing

- Front doors of your home will be refinished as needed, but no more frequently than every three years.

Membership of Windsor Lodge

- Two full memberships for each household for full access to all Windsor Lodge Clubhouse facilities and activities.
- Some special activities will have added fees.

Community Maintenance

- Common areas landscaping and maintenance, lake maintenance, street and sidewalk maintenance, streetlights, storm drains, gates, and access control systems maintenance.

ADDITIONAL TOWNHOME SERVICES, with additional fees applicable.

- Insurance of structure. *The Windsor Lakes Property Insurance Program provides "walls in" coverage, everything that is legally a part of the building, through Association contracted insurance program. Summary of coverages and Certificates of Insurances are available by request.*
- Roof repair and replacement. *Requires prior approval through FirstService Residential.*
- Siding repair or replacement. *Requires prior approval through FirstService Residential.*

2018 Rates: Single Family Home \$185.00 - Townhomes \$294.00

**The Windsor Lakes Homeowners Association Board of Directors has the right to alter services and fees in accordance with the Association's By-Laws*