

# Windsor Lakes Homeowners Association

## Monthly Fee Includes:



Windsor Lakes

### 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.

### 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.

### 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. Additional membership is \$350.00
- 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 Sterling Associated Services, Inc. .*
- Siding repair or replacement. *Requires prior approval through Sterling Associates Services, Inc. .*

**2021 Rates: Single Family Home \$198.00 - Townhomes \$311.00**

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