

LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.

TOWNHOMES

WHAT IS COVERED BY YOUR HOA FEE:

- Operation, maintenance, repair, replacement and improvements of common areas.
- Use of all amenities to include – clubhouse, fitness center, pools, lighted tennis courts, sand volleyball court, basketball court, playground, dog park, soccer fields, catch and release lakes, walking trails and any additional community amenities that may be added by the developer.

WHAT IS COVERED BY YOUR TOWNHOME FEE:

- Operation, maintenance, repair, replacement and improvements of common areas.
- Roof repairs.
- Roof replacement – decking and shingles only.
- Exterior building repairs to include – gutters, downspouts, chimneys and exterior surfaces.
- Exterior painting – including on a periodic basis - garage doors and entry doors.
- Insurance on buildings only.
- Front yard landscape maintenance.

WHAT YOU ARE RESPONSIBLE FOR MAINTAINING:

- Party walls.
- Fences to include staining. (Initially the fence will be stained by the builder).
- Foundation.
- Frame of the unit, patios, decks, entry doors and garage doors.
- Maintenance, repair and replacement of walkways, driveway, patio, deck, entry doors, garage doors, windows/glass and hardware, exterior light fixtures and bulbs.
- All pipes, lines, ducts, conduits and all apparatus which serve the unit to include gas, electricity, water, sewer, air conditioning,
- Insurance for home contents and interior components of the home
- Landscape installations/replacements (including flowers),
- Back yard landscape maintenance.
- Irrigation maintenance and repairs

Note: This is not an official document and may not be an extensive or all-inclusive list. Please refer to the governing documents.