



ROYAL OAKS  
COURTYARD  
VILLAS

Townhome Owners Association, Inc.

Welcome to our exquisite lock-and-leave neighborhood, where we redefine the concept of hassle-free living! For homeowners who yearn for a life free from the burdens of home maintenance and upkeep, we offer the perfect fusion of convenience and comfort. Our neighborhood's HOA fees encompass an array of services designed to simplify your life.

**Exterior Home Maintenance:**

1. **Exterior home maintenance:** Our association takes care of exterior home maintenance, ensuring that your property always looks its best. This includes routine inspections and repairs to keep your home in pristine condition.
2. **Repair, maintenance, and/or replacement of exterior building surfaces:** Whether it's a fresh coat of paint, stucco repairs, or any other exterior surface work, we've got it covered. Your home will always maintain its curb appeal.
3. **Repair, maintenance, and/or replacement of the roof:** Roof issues can be a homeowner's nightmare, but not for our residents. We handle roof-related matters, ensuring your home stays leak-free and safe.
4. **Repair of stone surfaces:** Stone surfaces add elegance to your property, and we ensure they remain in excellent condition with timely repairs.
5. **Private trash pickup:** Our private trash pickup service keeps your neighborhood clean and tidy.
6. **Courtyard landscaping maintenance:** Beautifully landscaped courtyards enhance the overall ambiance of our community. We maintain these spaces, so you can enjoy a tranquil and picturesque environment.

**Common Area:**

1. **Gate attendant:** The entry gate is monitored to ensure controlled access.
2. **Common area landscaping:** Our meticulously landscaped common areas provide a lush and welcoming atmosphere that residents can enjoy without lifting a finger.
3. **Common area irrigation:** We take care of the irrigation system to keep the greenery thriving year-round.
4. **Community lighting:** Well-lit common areas enhance safety and aesthetics, and we ensure they are properly maintained.
5. **Replacement of plants as needed:** Plants have a lifecycle, and we replace them as needed to keep the common areas vibrant.
6. **Maintenance of community gates and fences:** We maintain gates and fences to ensure both are always in excellent condition.
7. **Replacement of Rec Center patio furniture:** Our recreation center is furnished with quality patio furniture for your comfort, and we replace it when necessary to maintain a welcoming environment.
8. **Pest control:** We take proactive measures to ensure a pest-free space.

9. **Access Control System maintenance/replacement:** We maintain and upgrade the access control system to ensure your peace of mind.

#### **Club House Amenities:**

1. **Fitness center:** Stay in shape without the need for an expensive gym membership.
2. **Gathering area:** A welcoming space to socialize with neighbors and friends.
3. **Catering kitchen for special events:** Host gatherings with ease and convenience.
4. **Outdoor BBQ facilities:** Enjoy outdoor cooking and dining without the hassle of setup.
5. **Outdoor gathering area with firepits:** Gather around the firepit on chilly evenings for cozy conversations.
6. **Internet and cable TV in the gathering and fitness areas:** Stay connected and entertained without additional costs.
7. **General maintenance and repair:** Our club house amenities are always in top-notch condition, ensuring a delightful experience for all residents.

#### **Financial Services:**

1. **Cover fees for convenient online payments:** We offer easy online payment options for your HOA fees and water bills.
2. **Insurance for common areas:** Protecting your investment with comprehensive insurance coverage for common areas.
3. **Legal expenses:** Handling any legal matters related to the community.
4. **Management fee:** Professional management to ensure smooth operations.
5. **Water meter reading and billing:** We handle water meter readings and billing for all residents.
6. **Property taxes for common areas:** We pay property taxes for common areas, ensuring they are always up to date.

As a Lock and Leave Community, we understand that buying a home is a significant investment. That's why we offer an extensive range of amenities to guarantee you the finest living experience possible. With our HOA fees and services, you can rest assured that you've chosen the perfect place to call home. Enjoy the freedom to focus on what matters most while we take care of the rest.

