

What does Oakwood Gardens HOA cover?

from page 2 of OG-Declarations-CCR...

"Common Elements " means all portions of the Condominium other than the Units, as shown on the Plat, including structural portions of Buildings, recreational areas, including pools, spa and recreation and fitness rooms, equipment areas, office, laundry room, landscaped areas, walkways, exterior walls, fences and gates, walkways, stairways, landings, parking areas and private drives, as such portions may be adjusted and/or expanded from time to time as permitted by the Condominium Act.

"Common Expenses" means the actual or estimated costs or expenditures incurred or to be incurred by, or financial liabilities of, the Association, together with required allocations to reserves. Common Expenses include, without limitation, the following items: (i) the cost of maintenance, repair and replacement of the Common Elements; (ii) the cost of maintenance of other areas of the Condominium which are the responsibility of the Association under this Declaration; (iii) the cost of utilities, trash disposal, landscaping, professional management, and other services (such as, if available, concierge service) to the Condominium Common Elements and any other utility services to the Condominium except for those services separately metered or billed to the Unit Owners by the applicable utility or governmental agency or entity; (iv) the cost of insurance and surety bonds maintained by the Association pursuant to this Declaration; (v) reserve amounts determined by the Board; and (vi) payments for taxes, liens or encumbrances against the Common Elements, if any, except to the extent directly assessed or allocated to individual Units and their proportionate interest therein.