



hoa@barrackstownhomes.com, P.O. Box 276 Wellborn, TX 77881, www.thebarrackshoa.com

What is covered under the monthly HOA assessment:

- **Cable television & broadband internet package** (services included; hardware not included)
- **Special access membership** to The Cove Pool and Day Club (visit bearx.com for more info)
- **Community pool upkeep** including: cleaning, repair, & maintenance (pool located on the corner of Sergeant Drive & Lieutenant Ave)
- **Landscaping services** including: turf cutting, weed eating, and irrigation maintenance of all yards
- **Irrigation water:** services include all yards & common areas
- **Debris removal** of all common areas
- **Fence and gate maintenance** caused by general wear and tear (damage will assess repair costs from owner and/or tenant).
- **Bi-annual fertilization and weed control**
- **Property and General Liability Insurance** for all common areas:
Individual Townhome/Single Family Home Insurance is **NOT COVERED** by the association. Each owner needs to provide a copy of home insurance to HOA office within 30 days of purchase. *****Please note: All insurance policies should reflect townhome or single family home coverage; condominium insurance is NOT accepted.*****

Owner Responsibility

HOA Responsibility

Home insurance: roof, lot, and unit	Common area insurance: property & liability
Exterior structure maintenance: repairs to individual unit.	Common area maintenance: repairs to pool, retention ponds, dog park, etc.
Fence damage & replacement	Fence maintenance: wear and tear
City sanitation: individual unit cost	Debris removal in all common areas
Pest control of unit	Pest control of common areas
Internet hardware: modem & router	Internet & cable services
	Irrigation water: all units & common areas
	Turf cutting: all units & common areas

The information contained herein is for illustrative purposes only and is subject to change at the discretion of the Board of Directors pursuant to Community Documents.