

This document is intended to help clarify the responsibility of the HOA and Homeowners. This is intended to be a living document and potentially not all inclusive.

HOA Association Responsibility:

- Provide HOA management to oversee communications and provide assistant to the HOA Board of Directors.
- Provide security into the community – vehicular access to community only
 - 24 hours a day, 7 days a week.
- Provide lawn maintenance throughout the community
 - April 1st to Sept 30th weekly lawn mowing
 - Oct 1st to Mar 31st as needed mowing (usually done bi-weekly)
 - Edging both hard and soft will be preformed at time of lawn mowing
 - Fertilization
 - Lawn
 - Ornamental shrubs and tree will be done twice a year
 - Palms will be done once a year
 - Pest control
 - Land and landscaping are monitored and spot treated a needed. Landscape damaging pests such as chinch bugs and fire ants.
- Provide landscape maintenance throughout the community
 - Shrubs will be pruned as needed done monthly (each home to be trimmed once per month)
 - Palms will be trimmed bi-annually. Limbs under 2 inches in diameter and until 12 feet from the ground when over street and/or sidewalk.
- Provide irrigation inspections and repair damaged items as needed, however homeowners may be charge for damage they caused or just normal wear and tear to the system.
 - 12 times a year (Monthly)
 - If issues are seen during weekly maintenance of community, then they are noted and addressed with HOA management.
- Maintain the community clubhouse for community usage
- Maintain the community dock for community usage
- Power washing of the HOA common area sidewalks, driveways, walls, and buildings as needed.
- Provides mulch in the HOA common areas ONLY every year.
- Maintain the Community Gates and Walls that are on HOA Common Property

Homeowner Responsibility:

- Painting of the exterior of the house as required
- Maintenance and repair of house roof as required
- Replacement landscaping as required
- Replacement of mulch at home in all mulch beds. This can be done by either the Homeowner or by the HOA landscaper with an approved Individual Assessment letter signed and sent back to HOA. Mulch is to be completed per the Design Criteria and during the 1st Quarter of each year annually at a minimum.
- Repair/replace grass as required
- Ensure the irrigation system water is operable (water meter is unlocked and power is running to controller).
- Irrigation system placement of sprinkler heads to ensure total grass coverage. Over time the landscaping may cover the sprinkler coverage of the lawn. Upgrades and changes to irrigation system
- Power washing of the house, driveway and sidewalks associated with the address.
- Trash and Recycling cans which need to be stored inside the garage or alongside of the home behind either hedges or a small fence.
- Maintenance of all Hardwood Trees (examples: Oak Trees and Magnolia Trees)
- Completion of Alteration Applications for any changes to be made to the exterior of the home and are approved prior to work being started.
- Complete Maintenance of pools and pool enclosures, including screens
- Pest Control of the interior of the home and outside the home for nuisance pests (example: hornets, pyramid ants)
- In Compliance with Polk County Animal Ordinance: Please keep all pets on a leash and all waste must be picked up and disposed of