

# **UNIT 19 HOA FEES AS OF JUNE 1, 2011**

**Effective June 1, 2011 the monthly HOA fee will increase to \$175.00. Please see below for what the fee covers and doesn't cover. Also, at the time of closing you will pay a transfer fee of \$175.00, effective June 1, 2011.**

## **WHAT IS COVERED AND WHAT IS NOT COVERED FOR YOUR HOA FEE**

Sun Lakes #19 Board of Directors **(Information revised – May 11, 2010)**

List of areas covered by Unit 19 Townhouse Association monthly fee, and list of the areas not covered by the Association, and considered the responsibility of each individual townhouse owner:

### **COVERED AREAS:**

1. All common areas in and around Unit 19, (seven and one- half acres) which includes grass, shrubs, trees and the irrigation system.
2. Professional "Bee Service" in the event you experience any "swarming" bees around your townhouse.
3. Master Policy insurance on buildings, plus liability, and workers compensation, with some exclusions on floor coverings and contents.
4. Maintenance of all roof areas with the exception of additions to the original models, as constructed by Robson Communities, and offered as "options". And this includes structure repair or replacement of main roof, leaking skylights, shingles, and tiles and scupper drains on the roof. Glass windows and doors excluded.
5. Patio and bell tower ceilings on the original townhouse model are maintained, as are interior ceilings if roof leak has caused damage, but not if damage is caused by addition of a Direct TV antenna, faulty installation of air conditioner, or wear and tear on duct work and electrical lines to thermostat or AC switch.
6. We maintain the outside of all townhouses, (replace stucco and paint wood fascia). This does not include windows, even if a golf ball breaks them. See the golfer.

7. Original "Wood garage doors" may need to be replaced, and your Association will pay up to \$ 350.00 towards replacement of the door(s). Contact your property manager BEFORE making a deal with a garage door company.
8. We replace or repair original back patio gates. (not front walkway gates)
9. If your main water supply line breaks between your water meter and the cut-off point, at the front of your garage, we will repair and replace the line.

#### **AREAS NOT COVERED:**

1. Any addition to the original townhouse model, (the four models built by Robson) purchased by the original, or subsequent owner are not covered for maintenance. This includes end-unit planters, solar systems, antennas, water softener systems, enclosed porches and ANY additions to the original model.
2. Heating and cooling units, condensate pipes, roof vents, and any additions on the roof, such as gutters and water lines.
3. Atrium covers, add-on skylights, satellite dishes, windows, screens, and awnings, exterior light fixtures, iron mail boxes, planters and personal irrigation systems. If you sell your townhouse, this information must be declared by you, the owner, not the Association.
4. Custom treatment to driveways and walkways are not maintained by the Association.
5. All interior infrastructures of townhouse , including plumbing, electrical, floor covering and wall covering, window covering, and all door and window hardware, including garage doors, are the responsibility of homeowner .
6. All sewer and drain lines shall be maintained by the homeowner.
7. Any work done to exposed areas of a townhouse must be requested and approved through use of an Architectural Change form, found in the Unit 19 box on Angora Court. (Where we drop monthly checks in drop box and store work request forms, etc.)
8. Pest control and termite treatment is the responsibility of the homeowner.
9. Personal insurance coverage (HO-6) is the responsibility for homeowner. This includes furniture, personal property, floor and window covering, glass breakage, storage items and clothing. Kitchen cabinets and bathroom cabinets are covered on the Association Master Policy.

10. Deductibles on the Association Master Policy are the responsibility of each homeowner, and can be covered by the HO-6 policy carried by the homeowner. If your agent tells you it cannot be covered, call Dave Jacobsen or Bob Bonnes for clarification. We don't offer coverage for errant golf balls, even if you don't live on the golf course!!!

**NOTE:** Areas of coverage in question or dispute, not included on the list, are subject to discussion and decision by the Board of Directors, if not clearly defined in the Association Constitution, Bylaws or CC&R's.