

EXTERIOR MAINTENANCE SERVICES

The following services may be provided by the HOA for individual units as part of the monthly assessment fees. Items NOT listed below will be chargeable to the owner at an hourly rate of \$60 per hour.

<p style="text-align: center;"><u>DOORS</u> (garage and main entry)</p> <ul style="list-style-type: none"> • Paint/scrape as needed on a five-year cycle, one coat only, by an outside contractor • Minor repairs • Doorbell button replacement 	<p style="text-align: center;"><u>SIDING</u></p> <ul style="list-style-type: none"> • Repair or replace damaged siding at the discretion of the HOA
<p style="text-align: center;"><u>DRYER VENTS</u></p> <ul style="list-style-type: none"> • Exterior vent cleaning • Repair and replace • Add screens 	<p style="text-align: center;"><u>SNOW REMOVAL</u></p> <ul style="list-style-type: none"> • <u>2" or more of snowfall</u>: Plow streets, shovel path from main entry door of the home to street, shovel access to mailboxes and trash enclosures, clear common walkways • <u>Less than 2" of snowfall</u>: No clearing services of any type unless specifically directed by Management or the Board President
<p style="text-align: center;"><u>GUTTERS/DOWNSPOUTS</u></p> <ul style="list-style-type: none"> • Clean as needed • Minor repairs 	<p style="text-align: center;"><u>SPLASH BLOCKS</u></p> <ul style="list-style-type: none"> • Repair or replace
<p style="text-align: center;"><u>ICE CONTROL</u></p> <ul style="list-style-type: none"> • Provided on common area walkways and streets 	<p style="text-align: center;"><u>TRASH ENCLOSURES</u> (Basswood, Box Elder, Chokeberry, Crestwood II)</p> <ul style="list-style-type: none"> • Repair/maintain
<p style="text-align: center;"><u>LAWNS</u></p> <ul style="list-style-type: none"> • Mowing • Edging • Fertilizing, twice per year (spring and fall) • Broadleaf weed control, twice per year (spring and fall) 	<p style="text-align: center;"><u>TREES/SHRUBS</u></p> <ul style="list-style-type: none"> • Trimming/mulching shrubs planted around utility boxes and multi-unit parking areas, by an outside contractor
<p style="text-align: center;"><u>PORCH POST</u></p> <ul style="list-style-type: none"> • Reattach loose siding • Secure porch posts 	<p style="text-align: center;"><u>WATER/SEWER ACCESS CAPS</u></p> <ul style="list-style-type: none"> • Replace if needed
<p style="text-align: center;"><u>ROOF</u></p> <ul style="list-style-type: none"> • Locate and repair minor leaks • Replace damaged shingles in SMALL areas including flashing, drip strip, or tar paper deemed to be repairable • Repair roof vents, including painting • May advise homeowner(s) to contact roofing contractor 	<p style="text-align: center;"><u>WOOD TRIM</u></p> <ul style="list-style-type: none"> • Paint as needed • Minor repairs (Materials to be at the homeowner's expense)

Updated Spring 2024