

AUBURN KNOLLS CONSOLIDATED CONDOMINIUM ASSOCIATION

Revised 1/2026

AS A PROPERTY OWNER YOUR MONTHLY FEE PROVIDES:

INSURANCE AND ADMINISTRATIVE SERVICES:

**FULL CASUALTY INSURANCE ON STRUCTURE REPLACEMENT – INCLUDING
VERIFIABLE OWNER IMPROVEMENTS- Owners are responsible for insuring their personal
property not permanently affixed to the unit. For details see insurance policy for complete description
ALL ASSOCIATION LEGAL AND ACCOUNTING FEES
PROPERTY MANAGEMENT FEE**

HOME AND PROPERTY MAINTENANCE:

**RUBBISH AND RECYCLABLE REMOVAL
LAWN MOWING (weekly)
LAWN AND LANDSCAPE FERTILIZATION
TREE/SHRUB TRIMMING (original plantings and replacement of, see “1” below)
TREE/SHRUB REMOVAL, REPLACEMENT (original plantings and replacement of, see “1” below)
GROUNDS CLEANUP/LEAVES, DEBRIS, ETC.
PLANTING BEDS, WEEDING AND MULCHING, AND PERIMETER BED CARE
SNOW REMOVAL – DRIVEWAY AND FRONT WALKS
EXTERIOR WINDOW CLEANING 2 times a year)
GUTTER CLEANING (2 times a year or as required)
IRRIGATION SYSTEM START UP, SHUT DOWN AND EXTERNAL REPAIRS, DOES NOT
COVER BACK FLOW INSPECTION OR REPAIRS (See “2” BELOW)**

AS NEEDED HOME AND PROPERTY MAINTENANCE:

**GUTTER AND DOWNSPOUT REPAIRS, DRAINAGE REPAIRS
EXTERIOR PAINTING
EXTERIOR BUILDING REPAIRS (excluding windows, patios, rear/side decks)
ROOF CLEANING AND TREATMENT
ROOF REPAIRS AND REPLACEMENT
EXTERMINATING/EXTERIOR TREATMENT FOR INSECTS
WILD ANIMAL REMOVAL
LANDSCAPE REPAIRS (original plantings and replacement of)
CONCRETE REPAIRS
EXTERIOR LIGHTING REPAIRS AND BULB REPLACEMENT**

MAINTENANCE PROVIDED TO HOME OWNERS IS PERFORMED IN COMMON AREAS.

ADDITIONAL SERVICES IN COMMON AREAS INCLUDES:

SNOW REMOVAL FOR STREETS, STREET REPAIRS AND STREET REPLACEMENT

ELECTRIC SERVICE AND MAINTANCE OF STREET LIGHTING

IRRIGATION AND MAINTENANCE OF ROSE ARBOR

HISTORIC MAGNOLIA TREE MAINTENANCE

GATE HOUSE AND GATE REPAIR

FRONTAGE LANDSCAPE LIGHTING REPAIRS AND BULB REPLACEMENT

SANITARY SEWER AND WATER LINES REPAIRS ON NON DEDICATED STREETS

A MINIMUM OF 10% OF THE TOTAL ANNUAL BUDGET IS CONTRIBUTED TO THE RESERVE FUND TO COVER REPLACEMENT OF AND REPAIR OF STREETS, SEWERS, WATER LINES, ROOFS AND ALL OTHER CAPITAL REPAIRS.

- 1. "ORIGINAL – VARIES FOR EACH UNIT AND IS DEFINED BY PROPERTY MANAGER**
- 2. RESIDENTS WITHOUT AN IRRIGATION SYSTEM ARE RESPONSIBLE FOR WATERING THEIR LAWN**