

Description of service					Owner Responsibility		HOA Responsibility	
Entry features incl irrigation, lighting, electrical							X	
Private Streets							X	
Gravel walkways that are in common areas							X	
Fencing and landscaping around tl the pond and trail				*concrete trail/bridge is City			X	
Detention Pond and surrounding area					*pond underwater area is shared w/City		X	
Common Areas	incl corner on Thompson/Haynes Bridge, tree grove in Phase 1						X	
Sanitation removal							X	
Landscaping on each lot except private garden areas							X	
	Mowing, edging c and blowing						X	
	Pruning, trimming bushes shrubs c		*even if planted after closing				X	
	2x/yr pine straw or mulch		*will do refresh if needed				X	
	irrigation - adjustment, repair, maintenance						X	
	Fertilizer						X	
	Tree limbing up to 12'						X	
Exterior structure incl roof, doors, windows, exterior surfaces					X			
Maintenance, repair driveway, parking area, deck, st steps to the home					X			
Maintenance, repair of hardscape on lot					X			
Cost of removal/replacement of dead vegetation					X			
Cost of removal or replacement of tree, landscaping that interferes w/ buried equip					X			
Landscape/maintenance within a private garden area					X			
Termite/pest control					X			
Masonry Walls					X			
Mosquito Control or other Pests					X			
Installation of new irrigation					X			
If Owner or someone hired by Owner damages irrigation, landscaping					X			