

# YOUR HOMEOWNERS ASSOCIATION: COLONNADE



## COLONNADE HOMEOWNERS ASSOCIATION, INC.

### MASTER HOA DUES (ALL LOTS)

- ▶ Annual Assessment / dues to be \$600 per year, invoiced in January
- ▶ Working Capital Assessment to be \$450 for the initial closing with a homeowner only

## COLONNADE TOWNS HOMEOWNERS ASSOCIATION, INC.

### SUPPLEMENTAL ASSOCIATION (TOWNHOMES ONLY)

- ▶ Regular Assessment to be \$250 per month (\$3,000 per year), invoiced monthly
- ▶ Working Capital Assessment to be \$500 for the initial closing with a homeowner only
- ▶ Resale Assessment to be \$150 upon a sale of a dwelling after the initial closing

### REGULAR ASSESSMENT INCLUDES:

- ▶ Administrative costs of the Supplemental Association
- ▶ Exterior Maintenance to include (see Article I Section 1.14):
  - Maintenance, repair, and replacement of Dwelling Unit roofs and all exterior siding (not including any sheathing or structural elements) and improvements of a Dwelling Unit (including exterior shutters, and exterior architectural elements);
  - Painting of the exterior faces of the walls of the Dwelling Units, including associated trim and the exterior of garage doors;
  - Supplemental Association Yard Maintenance to include (see Article I Section 1.45): (i) mowing, trimming, re-sowing, re-sodding, and fertilizing yards; (ii) the raking and removal of leaves located on yards; (iii) annual mulching of landscaping beds installed by Supplemental Declarant or Builder on yards (but not flowerbeds); (iv) trimming of shrubbery planted by Supplemental Declarant or Builder along the foundations of the Dwelling Units; (v) the fertilization of trees and shrubs installed by Supplemental Declarant or Builder; and (vi) the removal and replacement of dead trees, shrubs, and other decorative plants installed by Supplemental Declarant or Builder;
  - Removal of snow on driveways, entry stoops, and all sidewalks once snow has accumulated to two inches (2") or more;
  - Repair and replacement of driveways, sidewalks located between public street sidewalks and entry stoops, and entry stoops;
  - Maintenance, repair and replacement of mailboxes and supporting posts that serve each Dwelling Unit;
  - Maintenance, cleaning, repair, and replacement of gutters and downspouts attached to each Dwelling Unit;
  - Maintenance, repair, and replacement of all decks, patios, and surrounding fencing to the extent such items were installed by Supplemental Declarant or Builder as a part of the original construction of a particular Dwelling Unit (with the responsibility for any later additions or improvements made to such decks, patios, and surrounding fencing to be included within Owner Yard Maintenance (below));
  - Opening, closing, and maintenance of irrigation systems, if any, installed by Supplemental Declarant or Builder on a lot;
  - Maintenance, repair, and replacement of underground stormwater, water, and sanitary sewer lines serving the Dwelling Units to the extent such lines are located between (A) the street or streets fronting the corresponding Dwelling Unit, and (B) the service meter for the corresponding utility service, provided such maintenance, repair, or replacement is not otherwise the responsibility of the provider of such utility service.

The costs of performing Exterior Maintenance shall be included within Common Expenses and recovered by the Supplemental Association through both Regular Assessments and Special Assessments as more particularly described in Article V of the Supplemental Declaration.

**REGULAR ASSESSMENT DO NOT INCLUDE THE FOLLOWING AND COST ARE THE SOLE RESPONSIBILITY OF THE OWNER:**

- ▶ Assessments due to The Colonnade Homeowners Association, Inc. See Above;
- ▶ Owner Maintenance to include (see Article I Section 1.28):
  - Utility Line Maintenance (see Article I Section 1.43);
  - Mechanicals Maintenance (see Article I Section 1.22);
  - Maintenance, repair, and replacement of garage door hardware and garage door openers;
  - Maintenance, repair, and replacement of hardware, glass, seals, and screens on all entry doors to a Dwelling Unit, including any work covered by applicable warranties provided to the corresponding Owner;
  - Maintenance, repair, and replacement of hardware, glass, seals, and screens on all exterior windows to a Dwelling Unit, including any work covered by applicable warranties provided to the corresponding Owner;
  - Cleaning of the interior and exterior surfaces of all exterior windows to a Dwelling Unit;
  - Maintenance, and repair of exterior light fixtures and the replacement of light bulbs in such fixtures;
  - Maintenance, repair, and replacement of the interior elements of a Dwelling Unit, including, but not limited to, all wall and floor coverings, cabinets, fixtures, and lighting;
  - Maintenance, repair, and replacement of fences and patio screens installed by Supplemental Declarant or Builder;
  - Maintenance of the slab floor.
- ▶ Owner Yard Maintenance to include (see Article I Section 1.29):
  - Maintenance of any flowerbeds;
  - Maintenance, repair, and replacement of any personal property, whether or not attached to the Dwelling Unit, including, without limitation, flags, flagpoles, flower boxes, garden hoses, and any outdoor furniture or decorative items;
  - Maintenance, repair, and replacement of all improvements or additions made to decks, patios, and surrounding fencing after their initial installation by Supplemental Declarant or Builder as part of the original construction of a particular Dwelling Unit.
- ▶ Owner Damage Repairs to include (see Article I Section 1.27): the maintenance, repair, or replacement of any item or element of a Dwelling Unit or lot that is damaged or destroyed by the gross negligence or willful misconduct or either (i) the Owner or other occupant of the Dwelling Unit or Lot so damaged or destroyed, or (ii) the residents, guests or other invitees of the Owner or other occupant of the Dwelling Unit or Lot so damaged or destroyed.
- ▶ Shared Party Wall Maintenance to include (see Article I Section 1.36 and Article XI Section 11.3):
  - (i) any Utility Line Maintenance or Mechanicals Maintenance to the extent that the line or component in the need of maintenance, repair or replacement is located within a Party Wall; and
  - (ii) the maintenance, repair, and replacement of a Party Wall.
- ▶ Mechanical Maintenance to include (see Article I Section 1.21): the costs necessary to keep the facilities to which the term applies operational and in good condition, including but not limited to the cost of all upkeep, maintenance, repair, replacement, of all or any part of any such facility, payment of all insurance with respect thereto, all taxes imposed on the facility and on the underlying land, leasehold, easement or right-of-way, and any other expense related to continuous maintenance, operation or improvement of the facility.

All Owners should become familiar with the “Supplemental Declaration of Covenants, Conditions and Restrictions for Colonnade Towns” (“Supplemental DCCR”). The above detail is meant to be a summary of certain information contained within the Supplemental DCCR. Any differences between the above information and the Supplemental DCCR is accidental and in such case, the Supplemental DCCR shall govern.