

UNIVERSITY HEIGHTS

HOME OWNERS ASSOCIATION



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What does my Monthly Assessment include?

- **Cable television & broadband internet package** (service and hardware included)
- **Community pool upkeep** including: cleaning, repair, & maintenance
- **Landscaping services** including: turf cutting, weed eating, and irrigation maintenance of all yards
- **Irrigation water:** services include only townhome yards & common areas.
- **Debris removal** of all common areas Tuesdays, late afternoon
- **Townhome roofs** are covered by HOA insurance. Single family home roofs are NOT covered.
- **Property and General Liability Insurance for all common areas:** Individual Townhome/Single Family Home Insurance is NOT COVERED by the association. Each owner needs to provide a copy of home insurance to the HOA office within 30 days of purchase. ****Please note: All insurance policies should reflect townhome or single family home coverage; condominium insurance is NOT accepted.****

Owner Responsibility	HOA Responsibility
• Home insurance: roof, lot, and unit • Exterior structure maintenance: repairs to individual unit • Fence damage & replacement • City sanitation: individual unit cost • Pest control of unit • Irrigation water & repairs: single-family homes	• Common area insurance: property & liability • Common area maintenance: repairs to pool, retention ponds, dog park, etc. • Debris removal in all common areas • Internet hardware: modem & router • Internet & cable services • Irrigation water & repairs: townhome yards & common areas • Turf cutting: all units & common areas

The information contained herein is for illustrative purposes only and is subject to change at the discretion of the Board of Directors pursuant to Community Documents.