

# UNIVERSITY HEIGHTS

## HOME OWNERS ASSOCIATION



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### What does my Monthly Assessment include?

- **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

- 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

#### HOA Responsibility

- 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 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.