

# EXPLANATION OF ASSOCIATION FEES AND RESPONSIBILITIES

September 2020

Current regular Cherry Street Townhouse fees are \$125 per month. Special assessments may be added as projects are approved to maintain the property appearance and grounds. Special assessments are currently in place for new shingles. Each June, insurance for the exterior of all units is assessed and collected through the property management company to ensure that all buildings are covered uniformly.

The regular association fees cover the following services:

- Property Management Fees
- Meeting costs
- City services: water, sewer/storm drains, garbage, and mosquito spray
- Lawn mowing, fertilizing, weed spraying and leaf cleanup
- Bush trimming
- Tree trimming or removal and branch cleanup
- Snow removal and ice melt application
- Cement maintenance
- Mail center maintenance
- Common area sign and light maintenance
- Common area gardens

According to the Declaration of Covenants, each homeowner owns the following: (*Article XI, Section 1: Extent of Mutual Easements*)

The title of a lot shall include an exclusive easement on the adjoining lot or lots on areas occupied by fireplaces, roof overhangs, air condition compressors, decks, balconies, flower boxes, utility installations and other appurtenances, which are part of the original construction or any improvement on a lot or which are added pursuant to the provisions of *Article IX* hereof. (Article IX refers to changes that must be approved by the ACC committee)

The exterior appearance of all buildings within the Association, and upkeep of the same, affects the property value of all Lots. Owners of Lots within the Association reasonably assume that an investment made in property within the Association will not be negatively impacted by the neglect of, or future changes to, the exterior appearance of buildings and common areas with the Association. The appearance of buildings, the matching of materials, the consistency of colors, the consistency of design, and the quality of workmanship are crucial in creating a harmonious appearance and retaining property values. (*Bylaws XII, Sections 12.03*)

As a homeowner, you are responsible to maintain the interior and exterior of individual homes as set forth in the bylaws XII, article 12.01. However, the Association is responsible for the maintenance and repair, as they so deem necessary, to the exterior surfaces of all building and common areas, within the association. The owner shall be assessed the cost of the maintenance and repairs performed on his/her lot by the association, as outlined under *Article X, section 3 of the Declaration of the Covenants*. (Exterior surfaces include siding, shingles, gutters, windows, doors, electrical outlets, lights, patios, and fences.)