

MAINTENANCE SERVICES SUMMARY

The following services are currently being furnished to Lakepointe Gardens residents as indicated, with the exception of condominium owners. Condominium owners receive only “common area” maintenance services, and none other, for the assessment they pay to our association.

1. Maintenance of all common area landscaping, entrance and street lighting, lake and irrigation system maintenance, payment of utilities and any miscellaneous common area expense.
2. Lawn maintenance service, including mowing/trimming of front and rear yards. Edging, pruning, turf/weed control, mulching, and twice-yearly cleanup of front & rear lawn areas.
3. Snow removal service for driveways, front sidewalks, and common area walks, whenever snow amounts reach a depth of two inches or more. More detailed information regarding service schedules is available in the “Snow Removal Guidelines” document which is posted on the Business Forms Section on the website at: www.lpgpoa.org. Snow removal from community streets is the city's responsibility, except for the dead-end section of Columbine Circle in front of the 2900-2908 building. That section's snow is removed by the Association maintenance contractor.
4. **The Association is also responsible for oversight** on needed repair/replacement of roofs, siding or driveways of the three (3) Townhome buildings, not including any casualty damages. **Townhome unit owners are responsible for the payment for such repairs** and a portion of their monthly assessments is deposited into a fund which is being carried in interest-bearing accounts for that purpose. (Casualty damage losses are the responsibility of the owner's casualty insurance coverage.)

Townhome owners are also assessed for the care of the "Townhome Common Area" at the rear of each Townhome building, for which the Association provides maintenance services.

5. All curbside mailboxes are repaired or replaced as needed.
6. Exterior garage lights (the ones on either side of the overhead garage door) are a source of street lighting for the community in all areas where streetlights are not present, therefore, are required to be on from dusk to dawn. The Association assumes the responsibility for repairing or replacing those lights, including the replacement of bulbs.
7. The Association will remove dead trees from residents' properties, when such removal is determined to be necessary, from a safety standpoint, and on a schedule determined by the manager(s) and/or the board of directors.
8. Weed control applications will be applied as needed to eradicate grass and weeds which spring up through driveway and front sidewalk cracks during the growing season.
9. Maintenance for Single Family & Duplex owners' individual privacy fences (those at the front &/or rear of the dwelling) is provided, budgeted for in the annual operating budget, and charged to those owners.

Other than the maintenance involvement outlined above, the Association has no responsibility for inspection, repair or replacement of any damage or loss to any resident's property.