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## What does my Monthly Assessment include?

- **Broadband internet package** (services included; hardware not included)
- **Special access membership** to The Cove Pool and Day Club (visit [thecove.bearx.com](http://thecove.bearx.com) for more info)
- **Community pool upkeep** including: cleaning, repair, & maintenance (pool located on the corner of Sergeant Dr & Lieutenant Ave)
- **Landscaping services** including: turf cutting, weed eating, and irrigation maintenance of all yards
- **Irrigation water:** services include all yards & common areas
- **Debris removal** of all common areas
- **Fence and gate maintenance** caused by general wear and tear (damage will assess repair costs from owner and/or tenant).
- **Bi-annual fertilization and weed control**
- **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
<ul style="list-style-type: none"> <li>• Home insurance: roof, lot, and unit</li> <li>• Exterior structure maintenance: repairs to individual unit</li> <li>• Fence damage &amp; replacement</li> <li>• City sanitation: individual unit cost</li> <li>• Pest control of unit</li> <li>• Internet hardware: modem &amp; router</li> </ul>	<ul style="list-style-type: none"> <li>• Common area insurance: property &amp; liability</li> <li>• Common area maintenance: repairs to pool, retention ponds, dog park, etc.</li> <li>• Fence maintenance: wear and tear</li> <li>• Debris removal in all common areas</li> <li>• Pest control of common areas</li> <li>• Internet services</li> <li>• Irrigation water: all units &amp; common areas</li> <li>• Turf cutting: all units &amp; common areas</li> </ul>

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.