

## MAINTENANCE RESPONSIBILITIES

The following is not all inclusive and is subject to change as permitted in accordance with the Declaration.  
For more information contact the Association at [info@thelakesatdonegalsprings.com](mailto:info@thelakesatdonegalsprings.com)

Maintenance Responsibilities	Townhouse	Carriage House	Single Family
Home Exterior: Roof & Siding Replacement**	Association	Association	Homeowner
Home Exterior: Painting of Exterior Trim	Association (Front of House Only)	Association (Front of House Only)	Homeowner
Home Exterior: Painting of Exterior Doors	Homeowner	Homeowner	Homeowner
Home Exterior: Cleaning/Soft Washing Exterior of House	Homeowner	Homeowner	Homeowner
Home Exterior: Maintenance of Decks & Patios	Homeowner	Homeowner	Homeowner
Lawn Care: Mowing & Trimming of Lawn	Association	Association	Association
Lawn Applications: Fertilization & Weed Control	Association	Association	Association
Misc.: Mulching, Edging, Weeding & Trimming of Shrubs	Association	Association	Association (Front Lawn Only)
Misc.: Replacement of Dead Trees & Shrubs	Homeowner	Homeowner	Homeowner
Misc.: Maintenance/Replacement of Sidewalk Trees*	Association	Association	Association
Driveway Maintenance: Driveway Sealing (Every 4-5yrs.)	Association	Association	Association
Driveway & Sidewalk Maintenance: Replacement**	Association	Association	Association
Snow Removal: Driveways (Snowfalls 3" or More)	Association	Association	Association
Snow Removal: Driveways (Snowfalls under 3")	Homeowner	Homeowner	Homeowner
Snow Removal: Sidewalks (All Snowfalls)	Association	Association	Association
Monthly Assessments & Capital/Initial Contributions (FY2018-19)	Townhouse	Carriage House	Single Family
Monthly Assessment (Due 1 <sup>st</sup> of each month)	\$105.00	\$113.00	\$96.00
Capital Contributions (Paid at settlement by Grantee - Re-sale)	\$250.00	\$250.00	\$250.00
Initial Contributions (Paid at settlement by Grantee - New Home)	\$300.00	\$300.00	\$300.00

\* Phase II trees are the responsibility of the developer until the date of dedication; however, all homeowners MUST water the trees during a time of drought and as needed to ensure their survival.

\*\* Driveways, Sidewalks, Roofs, and Siding to be replaced by the Association at end-of-life.