

HOA at a Glance

**This document is not meant to take the place of the full River's Edge Declaration of Covenants and Restrictions. Please read the Declaration of Covenants and Restriction in it's entirety.*

Monthly Regular Assessment: \$204.00 (Monthly beginning upon conveyance of Lot)

Initial Capitalization Fee: \$575.00 (One time fee collected upon initial closing).

Reserve for Replacements: \$1,000.00 (One time fee collected upon initial closing)

Items Covered by your HOA monthly dues:

- Exterior-Structure, Siding, Paint
- Exterior Doors and Door Frames
- Glass Surfaces, Storm and Screen Doors and Windows
- Screens on Screened in Porch (If Applicable)
- Landscaping Installation and Maintenance (The owner may plant and maintain any perennial or annual flowers in the designated area within six feet of the foundation. If an owner chooses not to plant or maintain any flowers in this area, the Association shall have the right to maintain and control these areas.)
- Trees-Pruning, Fertilization, Removal, Replacing
- Shrubbery-Pruning, Mulching, Spraying, Replacement, etc. As Needed
- Mowing and Lawn Fertilization
- Removing Snow from Common Areas, Sidewalks and Driveways
- Repairing and Otherwise Maintaining the Residential Driveway
- Painting, Repairing, Replacing and Otherwise Maintaining the Exterior
- Removing All Debris from Common Areas
- Roof, Shingles, Flashing, Gutters, Downspouts
- Gutter Cleaning and Maintenance
- Exterior Light Maintenance
- Exterior Water and Sanitary Sewer Pipes Extending Out from the Foundation
- Private Road Maintenance and Repair
- Patio Area Concrete Repair
- Generally Maintaining the Appearance of each Lot and Common Area
- Care and Maintenance of Irrigation System