

**EAGLES RESERVE HOMEOWNERS ASSOCIATION MAINTENANCE RESPONSIBILITIES**

The following information is intended to assist in determining the general maintenance responsibilities of both owners and the Eagles Reserve HOA. It is important to note that Eagles Reserve homes are not condominiums. All homes in Eagles Reserve are individually owned and must be insured as such. Owners are automatically members of the HOA. HOA responsibilities are limited in scope and rules must be strictly followed. Complete information can be found in our legal documents on our website at: [www.eaglesreserve.info](http://www.eaglesreserve.info). Owners must take responsibility for all repairs and maintenance not covered by the HOA in a reasonable and timely manner.

|                                  | <b>HOA Responsibility</b>  | <b>Owner Responsibility</b>  |
|----------------------------------|--|--|
| Roofs                            | Roof, roof leaks, soffits, fascia  | Skylights, structural framing, lanai roofs   |
| Gutters                          | Repair, or replace if gutters cannot be repaired                           |  |
| Paint                            | Painting the exterior surfaces only.                                       | Touchup painting not included in original paint warranty. Anything beyond the exterior walls is owner responsibility. Paint info is on our website under <i>Communicate/General Interest</i> |
| Stucco and Exterior of homes     | N/A  | Owners are responsible for repair – including walls, party walls, divider walls, light posts, outside lighting, lanais.  |
| Driveways/sidewalks/parking lots | General maintenance, cleaning, and repair                                  |  |
| Sprinklers                       | Maintenance and replacement  |  |
| Pool/Tennis Court                | Common areas maintained by the HOA   |  |
| Roads, entrance                  | Our roads are private and are maintained by the HOA                        |  |
| Landscaping                      | Grass cutting, tree trimming, general maintenance of lawns and landscaping | Any drainage issues not related to sprinklers in owned lots, french drains   |
|                                  | Upkeep of common areas   |  |

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| Backyards                  | Cutting of grass   | Backyards are not common areas, but are considered private  |
| Trash                      | HOA pays Orion Waste Solutions for twice a week pickup. Owners must pay for their own recycling. | Cans to be kept in garage out of sight. Contact Orion to sign up for recycle.   |
| Interior walls, components | N/A  | All structural, floors, interior walls and components, A/C, water softeners, painting, electrical, etc. are owner responsibility  |
| Dividing walls, fences     | N/A  | Joint responsibility of affected owners for maintenance and repair.<br>Fences must be approved by HOA architectural review board. |