

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. Owners must take responsibility for all repairs and maintenance not covered by the HOA in a reasonable and timely manner.

	HOA Responsibility	Owner Responsibility
Roofs	Roof, roof leaks	Skylights, structural framing
Gutters	Repair, or replace with like gutters if gutters cannot be repaired	Any upgrades requested to existing gutters
Paint	Painting the exterior surfaces only of all homes.	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	N/A	Owners are responsible for repair – including walls, party walls, divider walls, light posts, outside lighting, etc.
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	

Backyards	Cutting of grass	Backyards are not common areas, but are considered private
Trash	N/A	Trash removal expense. Cans to be kept in garage out of sight
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. Fences must be approved by HOA architectural review board.