

GRAPETREE

Homeowners Association



HOA Services

The monthly Grapetree HOA assessment is \$380 plus a Special Assessment of \$15 for the Capital Reserve Fund, effective January 2024. It is subject to change periodically by a majority vote of the members.

The following are currently included in the monthly assessment for landowners without homes.

- Wear & tear of streets, curbs, etc. during construction
- Gas and electricity for common area
- Common area insurance and taxes
- Maintenance and repairs of common areas including roads, sidewalks, entry gates, irrigation systems, lighting, fencing, drainage systems
- Common area landscaping and irrigation (consistent with intent of original installation)
- Snow removal of roads and residential driveways and walks
- HOA administration and management fees

The following are currently included in the monthly assessment for homeowners:

- Water (irrigation and home use)
- Sewer
- Trash collection; one 32 gallon trash bin and one recycle bin
- Gas and electricity for common areas
- Common area insurance and taxes
- Maintenance and repairs of common areas including roads, sidewalks, entry gates, irrigation systems, lighting, fencing, drainage systems
- Common area landscaping and irrigation (consistent with intent of original installation)
- Lawn maintenance (mowing, feeding, weed management)
- Snow removal of roads, driveways, and sidewalks
- HOA administration and management fees

Landscape Maintenance Provided by Four Seasons Services Inc.
This page is subject to change based upon contract updates

Premium Lawn Care

Lawn Fertilizer Application
Lawn Weed Control
Spring/Summer/Fall Weekly mow & string trim
Blade edge bi-weekly
Lawn Aeration

Clean-up

Spring
Fall Leaf Clean-up
Small shrub & tree insect control - Dormant, Spring, Summer
Shrub Bed & Small Tree Fertilizer & Weed Control (limits, but **does not** eradicate all weeds all season)
slow release fertilizer
weed pre-emergent
weed post emergent

Irrigation System Blow-out in the Fall and Start Up in the Spring

Shrub & Tree Pruning

Summer & Fall
Tree trim (for trees less than 12 feet)

Snow Removal, after 2-inches or more snow accumulation or after the snow event.

Driveway and walk to front door
Streets
Does not include sidewalks
Does not include any deicer
No snow removal on Christmas Eve from 2pm through Christmas Day.

NOTE: The HOA recognizes that these services cannot possibly promise perfection. Residents may want to do some of their own maintenance. Our Landscape maintenance provider can provide individual additional services at a cost to the resident.

Resident is responsible for the following:

- Homeowner's Insurance – content and liability
- Infrastructure hook-up from main line to the house
- Gas and electricity for the home
- Telephone, cable TV and internet installation and service
- Property Taxes
- Regular and Special assessments levied by the Homeowners Association
- Maintaining residency and property in accordance with rights and guidelines as specified by Grapetree Covenants, Conditions, Restrictions, and Easements and the

Architectural Design Guidelines.

- For 'yet to be constructed' homes the Resident will submit building plans, materials and color selections to the Grapetree Homeowners Association to review compliance with the Architectural Design Guidelines.

Approval is required by the Architectural Review Committee prior to commencement of construction or exterior/landscape improvements.

- Application must also be submitted to the Architectural Review Committee subject to Architectural Design Guidelines approval for any exterior remodeling, painting or other changes to the exterior of the dwelling. Fencing is not permitted (electronic fencing for pet management is permitted with approval). Review the Architectural Design Guidelines for approval process and schedules.