



**Villas 46A**  
Homeowners Association

## **Homeowner Coverage**

### **THE FOLLOWING SERVICES WILL BE PROVIDED BY THE VILLAS 46A HOA**

- The HOA will provide maintenance of all landscaped areas, including maintenance of grass, shrubs, trees (cut & trimmed), replacement of damaged, diseased or dead trees and plants as well as fertilize, irrigate, replace aggregate and maintain the irrigation systems.
- Provide professional pest control on a scheduled approved by the Board of Directors for common areas and for bee control as required on exterior of each Villa.
- Provide insurance coverage for structure and liability insurance as specified in current insurance policy and as prescribed by governing documents.
- Provide maintenance and repairs of the exterior of homes to include painting, roofs, exterior glass breakage not caused by homeowner, stucco repairs, concrete repairs to severely cracked or broken sidewalks and driveways, paint and repair of mailboxes.
- Payment of all common area property taxes owned by the Association and Income and Sales Taxes.
- Provide professional management, accounting and bookkeeping services

**NOTE: ANY ITEMS IN QUESTION OR DISPUTE, NOT INCLUDED IN THIS LIST ARE SUBJECT TO A VOTE OF THE BOARD OF DIRECTORS.**

### **THE FOLLOWING ITEMS ARE NOT COVERED BY THE VILLAS 46A HOA**

- Any problem that is located inside the “footprint” of the villa as defined in Section 5, item 5.1. This includes the garage and patio areas.
- All heating and air conditioning units.
- All gutters and downspouts (none were original structures)
- Any add-on skylight, satellite dish, or anything added, changed or attached to the Villa after the original structure.
- Although it is expressly forbidden for homeowners to plant plants and trees, flowers or shrubbery, any such ('grandfathered') plantings, or any allowed potted plantings, shall in no way be the responsibility of the HOA for any reason and may not be replaced.
- All custom surfaces, painted sidewalks, painted patios and driveways.
- Everything in or on the interior, including damage from a roof leak, unless insurance coverage applies.
- Skylight, chimney or gutter cleaning
- Doors and all screens are the responsibility of each homeowner.
- Any repair, maintenance or replacement of garage doors, openers, control devices or door seals.

- Any item of landscape damaged caused either by homeowner, Permanent Residents, Renters, Guest or Visitors.
- The HOA will be responsible for water supply lines up to the shut-off valve where the plumbing enters the villa. At the shut-off valve and beyond, all plumbing becomes the responsibility of the villa owner - including all piping, valves, fixtures, hose bibs and appliances.
- Any work done by homeowner or their workers without specific approval of the ALC Committee for HOA3 or Villas Association No. 46A, Inc. Board of Directors.
- Damage to any property or structure caused by Owner(s), Permanent Resident Renters, Guests, or Visitors.
- Exterior lights.
- Changing of light bulbs or cleaning of light fixtures attached to exterior or interior of structure.
- Washing of the exterior or interior of windows, sliding doors or screens. Do not wash the ceiling of your patio because it is interior grade wallboard and may warp.
- Replacement of smoke detectors or batteries.
- Pigeon control.
- Termite inspections or treatment, or bugs of any kind on the interior of the unit.
- Repair or replacement of concrete patio floors and ceilings as they are within the stem walls described in section 5.item 5.1.
- Paint on the inside walls and ceiling of the patio cannot be changed. The HOA is responsible for these surfaces.