

Sardis Forest Patio Homes

Monthly Assessments (HOA Dues) Cover:

Reserves – An account for accumulating funds for continuing maintenance of the property so that a special assessment for all homeowners will not be necessary when funds are needed.

Management company fee

Water, sewer and storm water run-off costs

Repairs of exterior water leaks

Liability insurance on all the common areas

Buildings (14 buildings including 102 homes, a maintenance building and six mailbox kiosks):

- Basic exterior maintenance as described on the following pages of the SFPH Declaration of Covenants, Conditions and Restrictions (CCRs):
 - PAGE 13 -- ARTICLE IX -- EXTERIOR MAINTENANCE
 - PAGE 14 -- ARTICLE X -- INSURANCE
- Exterior maintenance that is covered by homeowners' HO3 extended coverage insurance policies will not be covered by HOA dues. For additional information, see the ABOUT US page of this website.

-Grounds:

- Maintenance of trees
- Grass maintenance, cutting and cleanup
- Shrub trimming and cleanup
- Cleanup of leaves and other debris
- Replacement of dead shrubs
- Addition of new shrubs as needed
- Maintenance of perimeter fences except those that are maintained by adjacent property owners
- Pine needles
- Gravel behind or beside buildings
- Seasonal flowers at the neighborhood sign
- Irrigation for Wilson's tree and the seasonal flowers at the neighborhood sign
- Scraping of parking lots in the event of heavy snow
- ICE MELT on all sidewalks and steps up to front doors if dangerous weather conditions are expected
- Maintenance of steps in the common area throughout the property
- Repairs of common area drainage problems
- New landscaping if needed after exterior water leak repairs

Parking Lots:

- Maintenance of the parking lots is in progress according to the approved schedule.