

## SPRINGLEAF HOA Maintenance Chart

This chart shows whether Owners or the Association is responsible for the maintenance, repair and replacement of various components.

A = The Association

O = Owner

# SpringLeaf Townhouse Maintenance & Insurance Chart

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<b>BUILDING EXTERIORS</b>	<b>Maintenance</b>	<b>Insurance</b>
Siding, sheathing, wrap, brick, trim, molding, and other exterior façade surface	A	A
Stoops, doorsteps, and other concrete surfaces	A	A
Railings on stoops and porches	A	A
Entry door columns	A	A
Porches, patios, decks and balconies	A	A
Patio covers and roofs	A	A
Railings and wall enclosures on front and back balconies	A	A
Roof shingles and roof underlay	A	A
Gutters and downspouts	A	A
Chimneys and chimney caps	A	A
Glass in windows and doors, window panes	O	A
Window and door screens	O	A
Window frames	O	A
Entry doors - except for painting	O	A
Entry doors - except for painting only	A	A
Garage doors- except for painting	O	A
Garage doors - painting only	A	O
Garage doors openers	O	O
Garage Door opener remotes	O	O
All door hardware, including but not limited to peep holes, door knobs and lock mechanisms	O	A
Storm doors	O	A
Balcony/patio doors	O	A
Sliding glass doors	O	A
Door frames - except for painting	O	A
Door frames - exterior painting only	A	A
Exterior light fixtures (excluding light bulbs)	A	A
Replacement of light bulbs	O	N/A
Address numbers	O	A
Antennas/Satellite dishes	O	O
Solar panels	O	O
Other original exterior portions of the Dwelling Unit not otherwise stated above	A	A
All exterior improvements added by Owner and approved by Design Review Committee	O	O
<b>RESIDENCE INTERIORS</b>	<b>Maintenance</b>	<b>Insurance</b>
Furnishings, including all personal property such as furniture, electronics, jewelry, and clothing	O	O
Any household goods of Owner	O	O
Fixtures including but not limited to the following: ceiling fans, hand rails, cabinets, countertops, bathtubs and showers, sinks, toilets	O	A
Appliances including: oven, range, refrigerator, dishwasher, clothes washer/dryer, countertops microwave	O	A
All other installations or additions comprising part of the individual Dwelling Unit within the unfinished interior surfaces of the perimeter walls, floors, and ceilings, of the Dwelling Unit	O	A
Interior surfaces of walls and ceilings - including but not limited to drywalls, paint, wallpaper, paneling, texture	O	A
Surfaces of floors - including: tile, vinyl, hardwood, carpeting	O	A
Any components lying between the perimeter drywalls and residence exterior, including but limited to: insulation, girders, beams, pipes, wiring, plumbing	A	A

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Crawl spaces, including all fixtures, installations or additions within the unfinished interior surfaces of the same	O	A-originally installed or replaced in accordance with original plans/specs O -added by current owner
Bike Racks	A	A
Party walls (walls dividing residences and shared by owners/residents on each side)	O	A
Fireplaces (including façade, screen, chimney back, flue and damper)	O	A
<b>UTILITIES</b>	<b>Maintenance</b>	<b>Insurance</b>
Utilities and related equipment located inside the unfinished interior surfaces of the perimeter walls, floors and ceilings of the Dwelling Unit including: furnaces, heating equipment, thermostats, ducts, conduits, water pipes, electrical wiring, electrical outlets, telephone wiring, telephone outlets, light switches, hot water equipment, cable wiring, compressors, sump pumps, circuit breakers	O	A-originally installed or replaced in accordance with original plans/specs O -added by current owner
Utilities located outside the foundation of the Dwelling Unit including: electrical and other wires, water/sewer pipes, cables, circuit boxes, water meters, circuit breakers	A	A
<b>GROUND</b>	<b>Maintenance</b>	<b>Insurance</b>
Landscaping located on Lots, as originally installed, including but not limited to grass, trees, hedges, flowers, and plantings	O	O
Landscaping located on Lots, added by Owners and approved by Design Review Committee	O	O
All Common Area landscaping	A	A
Retaining walls and fences located on Lots, as originally installed	A	O
Retaining walls and fences located on Lots, added by Owners and approved Design Review Committee	O	O
All retaining walls and fences located on Common Area including all perimeter fences	A	A
Sprinkling system in Common Area landscaping	A	A
Private drives and sidewalks	A	A
Driveways	A	A
Mail Kiosks	A	A
All of the Lot and any other visible improvements thereon lying outside the foundations of the Dwelling Unit, as originally installed	A	O
All of the Lot and any other visible improvements thereon lying outside the foundations of the Dwelling Unit, as added by the Owner	O	O
All Common Area and any landscaping, fencing and all other improvements thereon	A	A
<b>OTHER</b>	<b>Maintenance</b>	<b>Insurance</b>
All other portions of the Dwelling Unit and Lot not otherwise addressed above	O	O
Snow removal from perimeter sidewalks, alley to garages at townhomes & from front walk to Courtyard door	A	N/A
Fire Sprinkler- replacement	O	
Fire Sprinkler- annual flush	O	
<b>OPTIONAL SERVICES</b>	<b>Additional Monthly Fees</b>	
Landscaping Services for private yards	\$40	N/A

# SpringLeaf Single Family Home Maintenance & Insurance Chart

This chart shows whether Owners or the Association is responsible for the maintenance, repair and replacement of various components.

<b>A = The Association</b>		
<b>O = Owner</b>		
	<b>Maintenance</b>	<b>Insurance</b>
All retaining walls and fences located on Common Area including all perimeter fences	A	A
Sprinkling system in Common Area landscaping	A	A
Mail Kiosks	A	A
All Common Area and any landscaping, fencing and all other improvements thereon	A	A
<b>OTHER</b>	<b>Maintenance</b>	<b>Insurance</b>
Snow removal from perimeter sidewalks, front walk from street to front door & driveways (as long as cars are not parked in driveway)	A	N/A
<b>OPTIONAL SERVICES</b>	<b>Additional Monthly Fees</b>	
Landscaping Services for private yards	\$45	N/A

# Springleaf HOA Budget

MEMBER INCOME		SpringLeaf Monthly FEE	Forest Glen Rec Fee	Combined Total Monthly Fees
Townhouses	6	\$274.00	\$13	\$287.00
Single Family Homes	6	\$105.75	\$13	\$118.75

	Annual	Per All Units/12	SFR Only/6	Townhome Only/6	SFR Dues/Mo	TH Dues/Mo
<b>Totals</b>	<b>\$27,327</b>	<b>\$1,229.62</b>	<b>\$39.17</b>	<b>\$2,056.04</b>	<b>\$105.73</b>	<b>\$273.81</b>
Insurance- Common Area	\$530	\$44.20			\$3.68	\$3.68
Insurance-Single Family Only	\$235		\$39.17		\$3.26	\$0.00
Insurance - Townhomes	\$5,211			\$868.43	\$0.00	\$72.37
Management Fee	\$6,000	\$500.00			\$41.67	\$41.67
Postage/Copies	\$50	\$4.17			\$0.35	\$0.35
Accounting	\$300	\$25.00			\$2.08	\$2.08
Landscape- Common Area	\$2,856	\$238.00			\$19.83	\$19.83
Landscape - Townhomes	\$912	\$0.00		\$152.00	\$0.00	\$12.67
Water - Common Area	\$1,500	\$125.00			\$10.42	\$10.42
Water -Townhomes	\$500			\$83.33	\$0.00	\$6.94
Outside Maintenance-Common	\$750	\$62.50			\$5.21	\$5.21
Outside Maintenance-TH	\$250			\$41.67	\$0.00	\$3.47
Snow Removal	\$2,000	\$166.67			\$13.89	\$13.89
Electric	\$200	\$16.67			\$1.39	\$1.39
Irrigation Maintenance-Common	\$300	\$25.00			\$2.08	\$2.08
Irrigation Maintenance-TH	\$100	\$0.00		\$16.67	\$0.00	\$1.39
Fire Sprinkler Monitor	\$315			\$52.50	\$0.00	\$4.38
Reserve Contribution-Common	\$269	\$22.42			\$1.87	\$1.87
Reserve Contributution-TH	\$5,049	\$0.00		\$841.44	\$0.00	\$70.12

Insurance for Common American Family Reserve Schedule - Townhomes				Annual Fee	Timeframe
Roof-replacement		\$43,710.00		\$1,457.00	Every 30 years
Siding-replacement		\$12,000.00		\$400.00	Every 30 years
Paint Maintenance		\$6,000.00		\$1,200.00	Every 5 years
Staining Maintenance		\$2,600.00		\$866.67	Every 3 years
Stucco - Maintenance		\$5,000.00		\$625.00	Every 8 years
Rail - Maintenance		\$2,500.00		\$500.00	Every 5 years
<b>Total Annual Reserves Cost</b>				<b>\$5,048.67</b>	
Fire Sprinkler- replacement				By individual owner	
Fire Sprinkler- annual flush				By individual owner	