

The Villages at Ardrey Kell

Home Owners Association (HOA) Information Summary

The Villages at Ardrey Kell has a mandatory HOA Fee. Initial assessments payable to the Association are:

- **The Preserve** **\$150 per month**

There is an additional Initial Assessment (Capital Contribution) of \$300 payable to the Association and collected at closing.

Major items covered by the HOA monthly assessment are:

- Insurance on townhomes / buildings
- Exterior surface maintenance on townhomes / buildings, including roof repairs and replacement
- Lawn maintenance on townhomes
- Weekly trash and recycling pickup
- Insurance for common areas and amenities
- Utilities associated with common areas and amenities
- Monuments, landscaping, landscape lighting maintenance and irrigation for common areas and amenities
- Retaining wall and pond maintenance
- Pool and cabana maintenance and cleaning
- Water and sewer for irrigation and amenities
- Leased street lights
- Operating expenses, which include management fee, postage, legal fees, etc.
- Reserve funding
- Termite policy

Major items NOT covered by the HOA monthly assessment are:

- Insurance for townhome contents (owner's personal property)- need to secure an H06 contents type policy prior to closing
- Tree, shrub and plant replacements on individual townhome lots
- Water and sewer for individual townhome units

For more information, please contact Jennifer Sonnefeld at Cusick Management @ 704-544-7779 ext 266, OR jsonnefeld@cusickcompany.com



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Community Homeowners' Association fees are subject to change without notice.
Certain amenities are proposed or under construction.
Revised 6/29/2011