



The Lofts at Lakemoor No. 8 Townhome Maintenance Services

Dear Lakemoor Townhome Homeowner:

The Lofts at Lakemoor No 8 Homeowners Association (“HOA”) provides the following maintenance services for your home and landscape which are included in your HOA exterior maintenance assessments:

- Landscape Maintenance – see attached estimated calendar of services (no changes to landscape or sprinkler system is permissible)
- Roof Surfaces of Dwelling Units Including:
 - Roofing maintenance and replacement, as determined by the Master Association Board of Directors

****SEE INSURANCE REQUIREMENTS****

The HOA does **NOT** insure any part of the townhome units or Lots.

Maintenance Services Provided by Owners

- Weed control, debris removal on vacant lot prior to townhome construction
- Sprinkler and Sprinkler Clock Repairs on Lot
- Landscape Replacements (if/when necessary-ACC approval required for any changes)
- Windows and doors cleaning, repairs and replacements
- Gutter cleaning, repairs and replacements
- Siding/Exterior routine cleaning, repairs and replacements including painting
- Private decks, patios, courtyards, fence repairs and maintenance
- Walkways, driveway, and sidewalks adjacent to the property
- Snow removal
- All interior maintenance and repairs
- Pest control services, if desired
- Acts of God/Casualty/Negligence by Owner – hailstorms, wind, fire, etc. ****PLEASE SEE INSURANCE REQUIREMENTS****

Note: If you have any warranty issues on your home within the first year, please contact the warranty department for your builder.



LANDSCAPE MAINTENANCE SCHEDULE THE LOFTS AT LAKEMOOR TOWNHOMES

*This is only an estimated maintenance schedule.

Service	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Spring Clean-Up (light pruning included varying species)			✓									
Weekly Maintenance				✓	✓	✓	✓	✓	✓	✓		
Spring Weed Control			✓									
Fertilization			✓			✓			✓			
Irrigation Sprinkler System Checks & Seasonal Adjustments				✓	✓	✓	✓	✓	✓			
Irrigation Winterization										✓		
Property Site Inspections				✓	✓	✓	✓	✓	✓			
Fall/Winter Clean-Up (light pruning included varying species)											✓	

- **Maintenance day is TUESDAY, between 8am-12pm.** Any services not able to be completed during a scheduled visit will be planned in advance with proper notification to residents.
- Trash removal, pet waste removal and hand-weeding **not included** in weekly seasonal maintenance. Be sure all **waste and pets** are **removed prior to service**. No return visits will be made due to the responsibility of the resident.
- Homeowners **may not contact** Maintenance Company directly. All communication to go through HOA Management Company, or such party as The Lofts at Lakemoor No. 8 Homeowners Association may designate. Complaint/Concern **report forms** at www.dev-services.com. ****After-Hours** irrigation flooding **EMERGENCY ONLY** calls may be directed to Franz Witte at 208-278-2650.
- Homeowner modification of irrigation system, including timers, or any landscape is **not permitted**.
- Repair or replacement of Homeowner landscape or irrigation will be charged to individual homeowner per the CC&Rs. (I.e., sprinkler head replacements, drip line repairs, sprinkler clock repair/replacement, tree/shrub replacement)
- All potted plants, or garden areas/boxes, which may be approved by the ACC, must be watered, and weeded by the owner. **ACC request applications** on the website. Prior approval is required for any exterior improvements, additions, or changes.

Note from Franz Witte: We have selected products that are as safe as possible for the applications that we make. Applications are made by licensed applicators, and we apply all our products per the label instructions. Generally speaking, once sprays have dried and dust has settled, the areas are ok to enter again. In most cases that is typically less than 30 minutes. There aren't any special instructions that need to be followed by residents regarding our applications.