



HOMEOWNER'S ASSOCIATION

MASTER ASSOCIATION

The Master Association provides maintenance for The Cove's private amenities, common areas, natural open spaces and entrance monuments. The Master Declaration contains covenants that embody property rights, maintenance obligations, common expense obligations and governance matters over The Cove.

The Home Owners Association will be managed by Community Development Inc., a professional property management company. Their job is to manage and administer the professional operation and maintenance of all HOA facilities and determine and analyze capital budgets. Association dues pay for the professional management, administration, operation, and maintenance of all common elements, and also include capital reserves for any future replacement of the common elements.

MASTER ASSOCIATION

- Private trails maintenance, landscape & irrigation
- Entrance monuments, streetlights & boulevard maintenance & irrigation
- Architectural Review
- General repairs & maintenance of amenities & common areas including private boat landing
- Capital replacement fund
- Administrative expenses - billing, mail notices
- Tax preparation
- Insurance for HOA property & equipment
- Capital replacement fund
- Professional property management fees

SUB ASSOCIATIONS

There are also Sub Associations for the different housing types with additional levels of responsibilities, all of which are governed by the Master Association.

RIVERFRONT VILLAS

- All changes, alterations and improvements to docks and private boat slips
- Maintain, repair and replace docks and private boat slips
- Snow removal on all walks and driveways
- Lawn care, including watering and replanting
- Maintain portion of water and sewer piping from exterior walls to central pipeline system
- Maintain, repair and replace private roads

STRESS-FREE VILLAS

- Snow removal on all walks and driveways
- Lawn care, including watering and replanting
- Maintain portion of water and sewer piping from exterior walls to central pipeline system

STRESS-FREE TWIN VILLAS

- Maintain, repair and replace exterior siding, trim and building surfaces
- Maintain and repair all walks and driveways
- Snow removal on all walks and driveways
- Lawn care, including watering and replanting
- Tree and shrub maintenance including watering and replanting
- Maintain portion of water and sewer piping from exterior walls to central pipeline system
- Maintain, repair and replace all private roads (including curbs and gutters)
- Exterior building insurance