



CHARLESTON MILLS TOWNHOME ASSOCIATION

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What does my Monthly Assessment include?

- **Cable television & broadband internet package** (service and hardware included)
- **Community pool upkeep** including: cleaning, repair, & maintenance
- **Landscaping services** including: turf cutting, weed eating, and irrigation maintenance of all yards
- **Irrigation water:** services include all yards & common areas
- **Debris removal** of all common areas
- **Fence and gate maintenance** caused by general wear and tear (damage will assess repair costs from owner and/or tenant).
- **Bi-annual fertilization and weed control**
- **Property and General Liability Insurance for all common areas:** Individual Townhome/Single Family Home Insurance is NOT COVERED by the association. Each owner needs to provide a copy of home insurance to the HOA office within 30 days of purchase. ****Please note: All insurance policies should reflect townhome or single family home coverage; condominium insurance is NOT accepted.****

Owner Responsibility

- Home insurance: roof, lot, and unit
- Exterior structure maintenance: repairs to individual unit
- Fence damage & replacement
- City sanitation: individual unit cost
- Pest control of unit

HOA Responsibility

- Common area insurance: property & liability
- Common area maintenance: repairs to pool, retention ponds, dog park, etc.
- Fence maintenance: wear and tear
- Debris removal in all common areas
- Pest control of common areas
- Internet hardware: modem & router
- Internet & cable services
- Irrigation water: all units & common areas
- Turf cutting: all units & common areas

The information contained herein is for illustrative purposes only and is subject to change at the discretion of the Board of Directors pursuant to Community Documents.