

# LIST OF RESPONSIBILITIES OF WATERFORD HOMEOWNERS ASSOCIATION (HOA) AND WATERFORD HOMEOWNERS

For information and updates please go to:

[www.waterfordaberdeen.com](http://www.waterfordaberdeen.com)

Waterford Email: [waterfordaberdeen@gmail.com](mailto:waterfordaberdeen@gmail.com)

## ASSOCIATION'S RESPONSIBILITY

- All common areas
- Pool and pool area
- Landscaping, trees, shrubs, and plants planted by the builder and any replaced by the HOA
- Tree trimming
- Irrigation system
- Street lights (FPL is responsible)
- Roof repair (excludes skylight domes)
- Roads, gates, gatehouse, and gate entry system
- Painting exteriors, including loggia and front door. Not included: lanai, windows, screens, and frames
- Periodic pressure cleaning of roofs, sidewalks, gutter areas, and unpainted driveways
- Treatment for subterranean termites inside and outside in accordance with Waterford Contract Agreement

## HOMEOWNER'S RESPONSIBILITY

- Monthly HOA assessments are due the 1<sup>st</sup> of the month late after the 15<sup>th</sup>.
- NEW OWNERS must provide your title to the management company as soon as you have it to ensure you receive the coupon booklet with information. Make sure you provide all address changes and updates to the management company at all times.
- Driveways, walkways, and steps, including mildew discoloration
- Mailbox and post
- Skylight domes
- Carriage lights plus any exterior lights attached to home
- Garage door, sliding glass doors, windows, and screens
- Discoloration of screens, window trim, and screen doors
- Gutter/leaders (downspouts)
- Screen enclosures and patio
- Property insurance coverage by individual homeowners
- Dirt, cobwebs, beehives, or insects accumulating around windows and under eaves
- Annual flowers must be removed after their growing season has ended
- Trees, shrubs, and plants installed by present or previous homeowners
- Trimming of crotons (3 feet maximum)
- Any damage to the exterior of the home, including the roof, caused by the homeowner's installation of security lights, TV dish, solar tube, or solar panels will be the sole responsibility of the homeowner
- Observe speed limits and no overnight parking on the streets
- **Trash** – do not place out before 5:00 PM the day prior.

**Pickup days:** Wednesday – garbage & landscape

Saturday – garbage & recycle