

harvest TOWNHOMES GUIDE

All Harvest homeowners receive the community's benefits of its vast amenities and award-winning Lifestyle program. Our Townhome owners also benefit from exterior maintenance provided by the HOA. We've created this guide to assist in understanding how assessments work, how homeowners are permitted to modify their homes, and the responsibilities between the homeowner, HOA & the builder.

HOA Assessments

As a reminder, Townhome owners have two assessments. The Harvest Master Association is billed semi-annually at \$900, due on January 1st & July 1st. The Harvest Townhome Sub-association is billed monthly at \$225. As Townhome owners are in two associations, they have two separate accounts to register for via Clickpay, which need to be paid separately. Please email jerry.lui@fsresidential and we can provide you with your account numbers.

CB Jeni's Builder Warranty

Generally, any interior or exterior damage not caused by mis-use or an Act of God (such as weather, drought or freeze) is covered by the builder's warranty for up to one year. A Request for Warranty Service form must be completed at www.cbjenihomes.com

Landscaping. The builder only warrants trees up to 90 days; all other landscaping falls under the HOAs purview.

HOA vs. Homeowner Responsibility

The HOA is generally responsible for everything outside of the studs. This covers the exterior skin of the building (brick, siding, roof), gutters/spouts, fences & trellises, yard maintenance & irrigation.

Homeowners are responsible for exterior light fixtures, exterior doors, windows (less periodic caulking). A full list is available <http://www.harvesthoa.com/s/Harvest-Townhomes-Subassociation-Governing-Documents.pdf>, pages 135-137.

All aspects of the home from the studs in are homeowner responsibility after the end of the builder's warranty.

Exterior Decorations & Modifications

Attached Exterior Décor. As the HOA is responsible for the maintenance of the exterior skin of the home, decorations which may cause damage to these areas are not allowed. This includes anything that will require nailing or drilling into the brick, roof, fence, or trellis.

Holiday Decorations. Per the community's governing documents, seasonal décor is permitted ten days before the holiday until seven days after the holiday. Fall décor is permitted October 1st to December 1st, and Christmas decorations are permitted Thanksgiving to January 15th.

Outside Furniture. Exterior seating is permitted only on porches and fenced side yards, furnishings are not permitted on landscaping or in between homes. Storage of non-furniture items are not permitted in side yards.

Yard Décor. Per our governing documents for the community, yard art décor is prohibited without ACC approval. The Board has established guidelines that yard art not exceed two in number and three feet in height.

Trash Bins. Weekly trash pickup by Republic Services is on Wednesdays and are picked up from the end of driveways. Trash bins may be out Tuesday 5PM until Wednesday 5PM. Trash bins must be stored out of view at all other times, either in the fenced enclosure or in the garage.

The HOAs governing documents are available at www.harvesthoa.com. Non-compliance may result in fines.

Landscaping

Maintenance. Outside of the builder's 90-day warranty of trees, the HOA is responsible for all maintenance and replacement of common and home landscaping. This includes mowing, edging, weeding, trimming, fertilizing & herbiciding. Therefore, homeowners are not permitted to make any additions or modifications to the landscaping.

Replacement. The HOA is responsible for replacement of dead plant material, which is accomplished by surveys in the Fall & Spring. Prior to these seasonal replacements, the HOA may remove dead material. Additionally, replacements may be different varieties.

Pet Stations. The HOA provides & maintains pet stations; however, removing pet waste is the responsibility of the homeowner and not provided by the HOA.