

ORCHARD FACT SHEET

GENERAL FACTS

- *A copy of the association Declaration, By-Laws and Rules and Regulations can be found at The Orchard website: orchardhomeowners.com.*
- *We are a PUD (Planned Urban Development) not a condo association and as such do not cover the same expenses.*
- *We are a self-managed community with a volunteer Board and no management company.*
- *Each homeowner needs to have full homeowner's insurance NOT condo insurance.*
- *The house and door colors are set. You cannot change them.*
- *You are limited to one pet. Allowable dogs are listed in the documents.*
- *Cavan Lane is a city street and Macintosh Lane is a private road.*
- *The roofs are approximately 15 years old and are 40 year rated roofs.*

DUES AND ASSESSMENTS

- *The Orchard monthly dues and assessments: \$275 dues plus \$50 assessment (fund to defray asphalt replacement). Total: \$325/mo.*

WHAT THE DUES COVER

- *All lawn maintenance*
- *Twice/year front bed, mulching, trimming and weeding*
- *All snow removal from driveway walkway and up to your door*
- *Trash/recycling pick up*
- *Once a year gutter cleaning*
- *House staining once every 6 years (we do 10 houses per year for 4 years then take 2 years off then repeat)*

HOW ARE OTHER COSTS, REPAIRS, SHRUB REPLACEMENT, ETC. HANDLED

The Board has the right and obligation to require the repair/replacement of any item on the outside of your unit including shrubs at the owner's expense. A full list of these items is in the documents.