

 hoa@barrackstownhomes.com  P.O. Box 276 Wellborn, TX 77881  thebarrackshoa.com

What does my Monthly Assessment include?

- **Cable television & broadband internet package** (services included; hardware not included)
- **Special access membership** to The Cove Pool and Day Club (visit thecove.bearx.com for more info)
- **Community pool upkeep** including: cleaning, repair, & maintenance (pool located on the corner of Sergeant Dr & Lieutenant Ave)
- **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	HOA Responsibility
<ul style="list-style-type: none">• 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• Internet hardware: modem & router	<ul style="list-style-type: none">• 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 & 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.