

Homeowner's Association

The following represents a sample of the many items covered under the Carriage Home's Sub Association & Master Homeowner's Association Fees

Monthly HOA Fee	\$257.00
One Time Capital Contribution	\$1,000.00

Individual Homeowner Items

Building Insurance • Siding & Roof Repair & Replacement • Individual & Common Yard Irrigation • Repairs for Gutters & Downspouts • Roadway, Roof and Sidewalk Reserves & Maintenance • Basic Cable • Lawn Maintenance • Garbage Pickup • Community Intranet Access (Del Webb Live) • Channel 19: Resident Channel that shows community schedule, events, and pictures • **Access to Amenities:** Fitness Center, Pools, Tennis, Bocce, Walking, etc.

**Fee does not include access to Carolina Lakes Golf Club Course*

Common Community Areas

Ground Maintenance

- Landscape & Maintenance
- Landscape Improvements
- Walking Trail Maintenance
- Grounds Keeper
- Fence Maintenance

General Maintenance and Repair

- General Maintenance & Supplies
- Signage
- Contracted Maintenance
- Homeowner refuse removal

Utilities

- Water – Irrigation-
- Electricity –Street Lighting
- Electricity – Common Area & Club House Parking
- Telephone/High Speed Internet/ Cable

Administrative / Other Expenses

- Del Webb Live
- Comporium Cable TV
- Equipment Leases
- Office Supplies
- Activity Director Software

Taxes & Insurance

- Insurance on Common Areas

Reserves

- Deferred Maintenance
- Repair & Replacement

Professional Services

- Association Management Fee
- Accounting / Audit
- Legal – General

Payroll Reimbursement

- Payroll Management Staff
- Payroll Activities Director
- Payroll Reception Concierge
- Service Staff
- Payroll Service & Taxes
- Benefits Package

Recreation Center(s)

To include all future centers

- Electricity
- Gas
- HVAC – Maintenance
- Water – Sewer
- Exterminating
- Fire & Safety Systems
- Fitness Equipment
- Elevator Maintenance
- Janitorial Services
- Janitorial Supplies
- Light Fixture Supplies
- Furniture Repair and Replacement
- Landscape Improvements
- Miscellaneous

Recreation Building

Irrigation Pump

- Electricity
- Irrigation Electric
- Water & Sewer
- Fire and Safety Systems

Canoe/Kayak Center

- Maintenance
- Electricity
- Water & Sewer

Pool

- Management Contract
- Water
- Supplies & Equipment
- Miscellaneous

Other Recreation

- Tennis Court Maintenance
- Bocce
- Exterior Lighting
- Fishing

Gate House

- Gate Attendants
- Water & Sewer
- Gatehouse Vehicle
- Electricity

Revised 11/13/2007

Pulte Homes reserves the right to change specifications without notice