Royal Oaks Golf Villa Association Maintenance Information

The following maintenance is Royal Oaks Golf Villa Association’s responsibility after the builder’s warranty expires.

DOWNSPOUTS & GUTTERS = Repair, replace and clean gutters as necessary do to normal wear.

SIDING & SOFFITS = The Association will clean mildew off the siding. The Association is in the process of replacing siding and soffits over a period of time with an upgraded product.

EXTERIOR TRIM = Paint, repair and caulk as necessary. Doors & garage doors & windows are excluded.

DECKS & FENCES = Repair and stain decks as necessary. Fences are stained as necessary but repairs are the responsibility of the unit owner.

OUTSIDE PEST CONTROL = Just around the outside of each building unit and is provided quarterly.

LAWNS = Cut, trim and blow off with a standard three inch cut for every unit. The Association fertilizes the yards presently with five treatments a year.

CONCRETE = Maintain patio’s, porches, sidewalks and driveways when needed.

SOIL STACKS & VENT PIPES = Repair & replace when necessary. Excluded are dryer and heat & air piping and flanges.
SKYLIGHTS = Normal repairs around the flashing but replacement is the unit owners responsibility.
ROOFS = Repair & replace due to normal wear. Act of God damage (hail or etc.) must be covered by the unit owner’s personal home insurance policy.

OWNER RESPONSIBILITY:

1. All interior maintenance.
2. All exterior doors & windows.
3. Mulch beds, trees, shrubs and flower beds.
5. All utility lines.
6. Mail boxes & posts.
7. Pest & Termite damage.
8. Garage door and all doors for maintenance & repairs.
9. All outside lights and light fixtures.
10. Repair of privacy fences.
11. Duck work installed for dryer vent and heat & air.
12. Must carry full insurance coverage on their unit.
13. Any or all additions or alterations from original construction.