

Weldon Downs Homeowners Association Information

Note: This list is intended to help clarify what are the responsibilities of the HOA, and what items are the responsibility of individual homeowners.

Services provided by the association:

- General landscaping duties – to include grass cutting and trimming, fertilizing, mulch, pine straw, irrigation, and tree maintenance in common areas;
- Exterior building maintenance – to include periodic painting, pressure washing;
- Gutter cleaning;
- Roof and siding maintenance and replacement;
- Annual termite inspection;
- Common area lighting;
- Maintenance of stormwater facilities and retention pond;
- Private roadway;
- HOA management services;
- Master insurance policy that covers exterior surfaces; please note that the HOA does not insure the individual building's contents, so please ensure that potential buyers are aware of this;
- Any other services or responsibilities as detailed in the association's governing documents.

Owner responsibilities:

- Maintenance and replacement of any owner-installed fences, courtyards, patio extensions;
- Maintenance of owner-installed landscaping;
- Glass windows, doors, door frames, exterior lighting;
- Insurance to cover home contents;
- Pressure washing of individual sidewalks and driveways;
- Exterior faucet repairs/replacement;
- Any item not occurring during the routinely scheduled service provided by the association (e.g., painting, pressure washing, etc. that an owner wants to conduct at a time that is not scheduled as part of the same service done by the association). If an owner is contemplating doing a unscheduled maintenance item, it is advisable to check with Allenton Management to inquire if/when the service is due to be conducted by the HOA. Owners are notified in advance when regularly scheduled items are to be done.