

PINEBROOK HOMEOWNERS' ASSOCIATION

The following is a list of maintenance items on your property covered by the monthly dues.

1. Roof repairs or replacement as needed from normal wear.
2. Gutter repairs or replacement as needed from normal wear.
3. Roof and gutter cleaning 3 times a year.
4. Moss treatment on roofs as needed weather permitting.
5. Exterior painting only. On a 14-year rotation after an inspection confirming the need to paint.
6. Landscape maintenance. Mowing weekly during growing season, hard and soft edging every other mowing, turf fertilizing twice yearly. The elimination of turf weeds will include post emergent and spot spraying. **Round up will not be used.**
7. Irrigation of the lawn areas.
8. Trimming of trees to remove dangerous broken branches and branches that are dangerous to the maintenance crews.
9. For the year of 2025. The weeding of planting beds will be performed using appropriate manual and/or chemical control methods, including but not limited to applying a pre-emergent to bed areas two (2) times per year.
10. The yard debris will be picked up weekly if placed by the roadway and not in **plastic bags, and no dirt or rocks.**

NOTE: If you prefer to maintain your own property, or if you don't want Spraying in your planting beds. Please let the office know at 360-892-2028.

The following is a list not covered by the association.

1. Exterior siding.
2. Concrete walks and driveways.
3. Maintenance or removal of trees not covered by the above.
4. Landscape plantings.
5. Domestic water pipes
6. Any glass surfaces
7. Painting of decks, railings or privacy screens.

NOTE: Any damage to your property caused by extreme weather conditions is the homeowner's responsibility.