The Urban College Station Property Owners Association, Inc.

INFORMATION SHEET

Features and Benefits:
Designed to preserve property value and curb appeal to achieve long-term desirability

- Landscaping and Irrigation upkeep and maintenance, including any seasonal color plantings, mulching, overseeding for winter, etc.
- Water & Electric utility bills associated with common area elements (pool, pool house, street pole lights, landscape lights, irrigation for property, etc.)
- Limited, exterior pest control
- Common Area insurance policy
- Pool and Pool Area upkeep and maintenance, including Pool furniture
    - Pool Access Control: Gates, Entrance Fobs, Etc.
- Grounds & Dumpster Pad Upkeep & Routine Trash Compactor Haul Off
- Detention Pond, Paving (Streets & Sidewalks), and Miscellaneous Maintenance related to curb appeal
- Residents/Owners offered Frontier Fiber (through Frontier)

Regular Annual Assessments "Dues":

- **$225/month** – Paid in semi-annual installments

- First Installment due by end of January of the given calendar year in which the Dues are for.

- Second Installment due by end of June of the given calendar year in which the Dues are for.

- Processing Fee of $10.00 will be added to each installment payment.

- Initial Assessment (paid by Buyer at closing **any time** a unit is sold) **$500.00**

POA not responsible for replacement cost of front door keys or mailbox keys. These were turned over to buyer at initial sale. Call a locksmith.

Replacement or Additional Liftmaster garage remotes can be purchased directly from various retailers including Amazon, The Home Depot, etc.