

# What do your HOA dues cover:

HOA insurance (covers outside of units - Acuity Policy)

Landscaping, trimming, mulching, grass cutting, bush replacements

Tru Green - fertilizing of Common Areas

Irrigation - sprinkler system

Trash pick up

Pest Control; termite control for outside of common areas

Fire Hydrants - Gardens fire protection

Pressure washing sidewalks - front entrance white fence

Maintenance of Garden sign - electricity

Replacement of light bulbs in all common areas and street lamps

Repair of Street lamps and common area lamps

Repair of greenway stone pillars

Painting parking spaces - painting of lines

Garage door replacements

Window replacements

French Door replacements

Painting of units, shutters, front doors

Cleaning of gutters

Roof replacements

Replacement of common area concrete

Flock security Camera

Maintenance of Postal Unit

Management Company to manage the Property - Hawks Group

Accounting services - deposits for Gardens monies, dues, etc.

Reserve Study of the complex – Royal Real Estate Services out of Nashville, TN to provide

## Replacement of Outdoor Light Fixtures for Front Door, Patio Door and Light over Garage Door.

- We have three "standard" lights to pick from. Either Amazon or Home Depot.  
Amazon – Designers Fountain 2461-BK Today's Home Outdoor Wall Lantern Sconce, 14.25 in, Black \$23.10  
Home Depot – Waterbury 14.25 in. Black 1 Light Outdoor Line Voltage Wall Sconce \$25.46  
Lowe's-Project Source Eastbend 1 Light 14 in H Black or White Outdoor Wall Light - \$29.98  
Pictures are below on next page.
- The HOA will only be responsible for replacing damaged fixtures caused by normal wear and tear, sun damaged fixtures or if they have faulty wiring and don't work anymore.
- The HOA is not responsible for light fixtures for cosmetic reasons, light fixtures that have been damaged by the unit owners' umbrellas hitting them etc.
- The HOA is not responsible for replacing add on fixtures, i.e. security lights. Only the standard lights that came with the unit when it was built.
- The HOA will only be responsible for the \$75 one hour minimum fee to install. Time over the initial one hour will be the unit owner's responsibility.
- The Hawks Group can make the purchase at Home Depot, Lowe's or Amazon and then add it to the labor ticket, which is their procedure for all repairs.
- If a unit owner wants to pick something besides the "standard" approved light fixture, they are 100% responsible for purchasing their new light fixture. The HOA will only be responsible for the \$75 one hour minimum fee to install this. Time over the initial one hour will be the unit owner's responsibility.
- If a unit owner chooses a light fixture outside of our standard options, it needs to be reviewed and approved by the HOA Board prior to installation.

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Designers Fountain  
2461-BK Today's Home  
Outdoor Wall Lantern  
Sconce, 14.25in H,  
Black

Visit the DESIGNERS FOUNTAIN Store  
4.5 ★★★★★ (285 ratings)

-41% \$23<sup>10</sup>  
Typical price: \$38.99

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Thank you for being a Prime member.

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What can we help...



Based on your search:



142

Waterbury 14.25 in. Black 1-  
Light Outdoor Line Voltage Wall  
Sconce with No Bulb Included

by Designers Fountain

★★★★★ (27)

- Classic Black outdoor wall mount light fixture with clear glass
- Wall light uses (1) E26 60-Watt max bulb (not included)
- Perfect for use as a patio light, garage light, or porch light

Fixture Color/Finish: Black



\$25<sup>46</sup>

Pickup at  
Chattanooga

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Ship to  
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Sep 17 - Sep 20  
281 available

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Manufacturer Color/Finish: Sand Black



\$29.98



\$29.98