

Jackson Creek Townhome Association

Homeowner Orientation Guide

The purpose of the Association is to provide a common basis for preserving, maintaining, and enhancing your home and community. The Owners Association is responsible for all those purposes and activities which may be required of the Association, or the Board of Directors, or which the Association or the Board of Directors, may be empowered to pursue, to include the maintenance, administration and control of the Community through the establishment of a system of property rights, binding covenants and restrictions and rules and regulations.

Jackson Creek Townhomes Association is proudly managed by Advance HOA Management, Inc. They may be reached at 303-482-2213 or at clientservices@advancehoa.com. Advance HOA implements actions per the direction and decisions made by the Board of Directors and conducts fiscal, administrative, and maintenance responsibilities on behalf of the Association. Below is information pertinent to the services provided by Jackson Creek Townhomes Association, Inc.

RESPONSIBILITIES AND SERVICES:

HOA Responsibility:

- **Common Area Maintenance:** All costs associated with the operation, repairs and maintenance of common area elements owned by the Association. This includes such items as streets, water/electricity for common irrigation, signage, and HOA-owned tracts.
- **Insurance:** The Association is responsible for maintaining a comprehensive insurance package for the Association, to include general liability, directors and officers, fidelity, and common property.
- **Landscaping:** HOA maintains all yard landscaping. This includes mowing, trash pick-up, fertilization, spraying of bed and border areas and spring and fall clean-up. The Owner is responsible for irrigation (water) costs for both front and rear yards and the irrigation clocks.
- **Snow Removal:** Snow removal is conducted on sidewalks and driveways when accumulation reaches two (2) inches and around common area tracts and streets when accumulation reaches four (4) inches. On events of continued accumulation, the service may start when accumulation has ended, depending on the number of inches. This determination will be made by event and per projected snow fall levels.
- **Trash/Recycle Service:** To keep continuity and consistency for trash removal, the HOA has included trash removal as part of its service. Trash services are provided by Waste Management. Owners can call 303-797-1600 to order totes.
- **Reserves** – The Association budgets for the future repair and replacement of capital items so that the Association will have the funds available to appropriately address the replacement of items, such as, irrigation lines, valves, trees, fencing, and so forth.
- **Administrative** – The Association is responsible for the effective administration of the community, to include mailings, postage, management services, compliance, legal fees, website, assessment billing and collection, and financial reporting.



Owner Responsibility:

- **Insurance:** Owners property insurance shall insure at a minimum the full replacement value of the structural elements of the completed residences, including without limitation the roofs, walls, joists and columns of such Owner's Residence, together with that Owner's applicable Residential Lot's undivided on-half interest in the Party Walls adjoining the Residence.
- **Maintenance:** Owners are responsible to maintain, repair, replace and restore the exteriors, including roof, stucco, structural elements, windows, doors, etc.
- **Party Wall:** Party Walls appurtenant to the lots that share the Party Wall. The Owners of such lots shall be deemed to own an undivided on-half interest in the party wall, together with the necessary or appropriate easements for the perpetual lateral and subjacent support, maintenance, repair and inspection of the Party Wall, and with equal rights of join use of the Party Wall. See Article 8 of the Association Declaration of Covenants, Conditions, Easements and Restrictions.

ARCHITECTURAL IMPROVEMENTS:

Please contact the Association if you plan to make any type of exterior changes to your home. An application must be completed and approved before any changes may be made or installed. To obtain an application for architectural review, please log in to the HOA website or contact Advance HOA Management, Inc. at clientservices@advancehoa.com or obtain an application at www.advancehoa.com.

