

Responsibilities for Kendall II Community

Snowden Overlook Community Association (SOCA) -

- Trash/recycling & maintenance of Dried Earth Boulevard (including snow removal, landscaping & street lights).
- Clubhouse/Pool, Guard House and gates at the entrance to the community.

Kendall II Association -

- Management of the annual budget.
- Contract for landscape and lawn maintenance including the mowing of all lawns; snow removal from road, sidewalks, driveways, front lead walks and stoops; gutter cleaning; painting of exterior surfaces including doors.
- Maintenance/repair/replacement of roads, curbs, storm drains, sidewalks, front lead walks, common areas including roofs, exterior walls/trim, siding, fences, gutters and downspouts.
- Set & enforce parking, architectural, landscaping and other rules/guidelines, and establish fines for non-compliance.

Kendall II Unit Owner -

- Maintenance, repair, and replacement of all internal unit utility equipment.
- Maintenance, repair, and replacement of all exterior lighting fixtures, driveways, stoops, rear decks, patios & approved awnings.
- Maintenance, repair, and replacement of all windows & exterior doors; includes glass & frames. **NOTE:** Replacement of either must be with similar materials only.
- Maintenance of owner-installed rear landscaping beds.
- Maintenance/replacement of builder-provided shrubs in front/side beds. Adding shrubs or reworking these beds requires architectural change approval. **NOTE:** Shrubs should not touch unit exterior to avoid staining/damage/mildew on surfaces. **SUGGESTION:** Unit owners are asked to water common area grass/trees adjacent to property during extended dry/hot periods.
- Park owner/resident owned or operated "non-commercial" vehicles on unit driveway; park overflow vehicles on Dried Earth Boulevard. Do **not** park on sidewalks; or in front of units (except for service vehicles); or in Visitor Parking Lots.
- Pick up after pets; keep off yards/garden beds of other residents.
- Owners cannot nail/screw or otherwise affix anything to sides of buildings except for one bracket permitted on white frame to display flag, And, ***MOST IMPORTANTLY***,
- ***Shut off main water supply (not fire sprinkler system) if unit unoccupied more than 5 days***
- ***Maintain interior temperature of at least 62 degrees in the winter time***
- ***Make your visitors aware of the Association Rules***