



505 Cedar Ave., Ste. B-1
Marysville, WA 98270
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Abbey Road Townhomes Homeowners Association Summary

Belmark Land & Homes has built your home with pride, together with some of the best tradesmen in the industry to ensure that you will find quality workmanship throughout. We would like to take this opportunity to relay some important information regarding your Homeowners Association.

The monthly dues for the Homeowners Association are \$145, and will be due on the 5th of every month. Association dues are collected at closing for the first prorated month plus one full month in advance. After that time you will start paying your monthly dues directly to the HOA. If this sounds confusing please do not worry we will remind you when your 1st payment will be due, this information will be given to you at your home orientation. These monthly dues will cover maintenance as stated in your Declaration of Covenants, Easements and Restrictions. This maintenance includes insurance, maintenance of major exterior items, and landscaping of all common areas, parks, and yards, with the exception of any fenced in back yards located on the perimeter units.

An initial assessment fee of \$500 will be collected at closing, and will be held in an account for reserves to be used at the HOA's discretion upon completion of the project. You will be responsible for 1/112th of the shared costs of the Association. The builder will be responsible for any unsold lots during construction of the project. The builder will also manage the Homeowners Association during the development period per the Declaration of Covenants. For a break down of the estimated budget, please refer to the last page (Exhibit B), of your Declaration of Covenants. Please note that the budget is only an estimate. Some of the budget items may not be necessary during construction. Only the necessary maintenance will be performed by the Association.

There are 2 payment options for submitting your monthly dues that will need to be decided at the time of signing loan documents at Escrow:

- **Auto Debit** – For your convenience, we are offering an auto debit program where your monthly dues will be automatically debited from a checking or savings account of your choice on the 5th of every month.
- **Pay by mail** – You will receive a receipt book provided by the builder, and you will need to send in a check with your receipt by the 5th of every month. Checks will need to be made payable to: *Abbey Road Townhomes HOA* and mailed to: *505 Cedar Ave., Ste. B-1, Marysville, WA 98270.*

Misc. HOA Info:

- Monthly dues (\$145) that will cover exterior expenses (see HOA documents for specific details)
- Homeowners insurance on the structure of your home is included in dues (excluding all personal belongings in your home)
- Shared Parks in your own neighborhood ‘Hampton Park’, ‘Essex Park’ and ‘Piccadilly Park’
- Front Yard and rear yard Landscaping will be maintained thru your HOA (excluding perimeter backyards)
- All Common areas and parks are maintained thru the HOA
- Irrigation is provided by your HOA at all parks as well as your own yard
- Additional home owner landscaping needs to be approved by the HOA, please mail in official request prior to any changes to areas maintained by your HOA
- Guest parking is intended for temporary parking only. Overnight parking is for guests only and on a temporary basis only. Your HOA may give you direct notification of violation if a home owner is parking over night in a designated guest parking space
- Exterior changes/ to your home must be approved by the HOA, to include buildings, structures, painting of the home, landscaping, exterior fixtures and ‘do it yourself type projects’ in the yard or on the building
- Oversized vehicle parking must receive pre-authorization from the HOA

Please keep in mind that you are responsible for all utilities, and transferring all utility accounts into your name after closing. The Homeowners dues do not cover utilities, unless they are associated with the common areas. We have included those phone numbers below for your convenience.

<u>Power:</u>	Snohomish County PUD	425-783-1000
<u>Gas:</u>	Puget Sound Energy	800-321-4123
<u>Water/Sewer:</u>	Alderwood Water District	425-743-4605
<u>Garbage:</u>	Waste Management	425-337-1197
<u>Comcast:</u>	David Baxter	425-766-6026

After you move into your new home at Abbey Road you will be notified by Abbey Road Townhomes Homeowners Association when meetings will take place.

In addition to the Homeowners Association information, please read through the warranty so that you clearly understand the warranty coverages, limitations and exclusions, procedures for requesting warranty work, and your responsibilities for routine home maintenance. At your home orientation this information will start making more sense. You will learn about your home at that time and also how to submit for any warranty work request for your home as well if needed.

Please visit our website if you should have any questions at all!
Thank you