

“West Pointe Association”

TOWNHOME & TWINHOME ASSOCIATION FEATURES*

* Including but not limited to:

- **\$110.00** per month – Dues will be reviewed annually and adjusted accordingly to cover all service cost increases.
- Dues paid monthly and prorated from closing date to the first of the next month and on a daily basis.
- The Builder is responsible for collecting first month's prorated dues and to deliver to Signature's office or drop box. Dues thereafter will be collected by the associations managing company.
- A dues drop will be placed on the community building.
- Builder is responsible for Coordinating w/ Novak to deliver garbage containers by closing (reference West Pointe Association).
- Water, Sewer and Building Insurance expenses to be paid by each owner.
- Use of all common facilities (Community building, pool, park, etc.).
- Lawn care provided.
- Snow removal provided.
- Spring & Fall Clean-up provided.
- Common property maintenance (Private Streets, Clubhouse, Pool & Park) provided.
- Garbage service provided.
- All units to be sold as Townhomes and Twinhomes not Condos.
- Association will take ownership of private streets, community building, pool & park area.
- The Twinhome & Townhomes will be 100% responsible for all cost associated with Private Streets and their prorated portion of the Community Building / Pool / Park Area.
- Signature Companies LLC will manage the West Pointe Estates Association.
- No annual membership meeting until the third year of development.

RESIDENTIAL ASSOCIATION FEATURES*

* Including but not limited to:

- **\$396.00** fee paid annually - Dues will be reviewed annually and adjusted accordingly to cover all service cost increases.
- Dues are paid annually and prorated from closing date through the end of the calendar year.
- Due every January 1st.
- Builder is responsible for Coordinating w/ Novak to deliver garbage containers by closing (reference West Pointe Association).
- Builder is responsible for collecting first years prorated association fee and delivered to the Signature Office or drop box. Dues thereafter will be collected by the associations managing company.
- A dues drop will be placed on the community building.
- Water, Sewer and Building Insurance expenses to be paid by each owner.
- Use of all common facilities (Community building, pool, park, etc.).
- Common property maintenance (Community building, Pool & Park Only – Not the private streets)
- Garbage service provided (65 gallon containers). The residents may request 95 gallon containers for an additional \$50.00 per year.
- Association will be the owner of private streets and Community building, pool & park area.
- The Twinhome & Townhomes will be 100% responsible for all cost associated with Private Streets and their prorated portion of the Community Building / Pool / Park Area.
- Signature Companies LLC will manage the West Pointe Estates Association.
- No annual membership meeting until the third year of development.