

**BAY CREEK ASSOCIATION DUES – \$159.00 MONTHLY**

- Gated Entrance that is staffed 24 hours per day, 7 days per week
- Landscaping/Mowing of Common Grounds throughout Bay Creek
- Community Pool and Tennis Courts
- Private Beach
- Road Maintenance

**FAIRWAYS NEIGHBORHOOD ASSOCIATION DUES – \$58.00 MONTHLY**

- Fairways Roadway Maintenance
- Fairways Landscape Maintenance
- Fairways Pool

**PALMER LAKE VILLAS DUES – \$246.67 MONTHLY**

- Irrigation
- Pressure Wash & Clean Gutters 1 time per Year
- Annual Termite Renewal + 4 Exterior Pest Control Treatments
- Reserves for Roofing, Siding & Termite Bond
- Common Insurance for General Liability & Umbrella
- Management Fee
- *LAWN MAINTENANCE SERVICE is weekly May through October, bi-weekly November through April and include:*
  - Mowing
  - Edging
  - Blowing
  - Pre-Emergent, Fertilizer, Post-Emergent
  - Tree/Shrub Care
  - Irrigation Monitoring
  - Pest & Weed Control
  - Pine Straw (Spring & Fall)
  - Leaf Removal
  - Pruning

**PROPERTY INSURANCE – \$103.33 MONTHLY**

- Full Building Coverage including Fixtures (as built, no upgrades)
- Wind & Hail
- Wind Driven Rain
- Water Backups from Sewers & Drains
- *Insurance does NOT include:*
  - Flood Damage
  - Personal Contents, i.e. furniture, clothing, etc.

**TOTAL MONTHLY DUES – \$567.00 MONTHLY**

*\*One time Working Capital Contribution collected at closing equivalent to four months HOA dues.*