

## SHADOWBROOK HOA RESPONSIBILITIES

**SHOA as used in this letter will refer to the Shadowbrook HOA Board of Directors**

1. IRRIGATION: Association is responsible for the flow of irrigation water from the 2 pumps that are owned by the association.
2. The association is also responsible for all irrigation lines, basically below ground throughout Shadowbrook. Repairs to said system is also the responsibility of the Association unless caused by negligence of the homeowner. Also any changes to said system due landscaping changes must be first approved by the board, than covered by a reputable licensed and insured irrigation Tech to maintain continuity with in the irrigation system
3. SHOA is responsible for the electricity to the irrigation pumps and lights at the entry.
4. SHOA acts as the Architectural review committee for any changes to the exterior of the homes as well as the paint colors used.
5. SHOA has the responsibility of all mowing and spraying operations of the property located in Shadowbrook. SHOA reviews contracts and hires the approved Landscape company hired by SHOA.
6. SHOA sets and approves the budget annually.
7. SHOA maintains the responsibility of paying all bills or assigning the responsibility to the approved and hired Management company, all bills to maintain the operations of SHOA utilities and Water services.
8. Maintaining bank accounts with bank chosen by the association.
9. SHOA, or management company as assigned, is responsible for collecting dues on a quarterly basis with homeowners option to pay these annually.