

HOA Monthly Fee Includes: (the following list is a general listing of what the HOA typically provides and is subject to change without prior notice at the discretion of the Board)



**Landscape Maintenance Service - front and side yard, only up to front fence**

- Mowing, trimming, edging, and blowing of debris from front concrete areas.
- Mowing weekly during growing season, bi-weekly during dormant season.
- Lawn fertilization 4 times per year on front lawns.
- Trimming of bushes/shrubs 3 times per year.
- Mulch will be installed annually.
- Gutters will be cleaned two times per year. This does not include downspouts.

**Sprinkler System Maintenance**

- Repair and replacement of sprinkler heads as needed, for builder installed systems. All repair work must receive prior approval through Associa Principal Management Group of Houston.

**Fence Repair and Replacement**

- Fence and gate repair as needed, for builder or association installed fences and gates.
- Replacement of builder/association fences as needed, but no more frequently than every twelve years.
- Not responsible for homeowner installed fences and gates.

**Exterior Painting of Your Home**

- Painting of the exterior of your home as needed, but no more frequently than every eight years.

**Door Refinishing**

- Front doors of your home will be refinished as needed, but no more frequently than every three years.

**Membership of Windsor Lodge**

- Two full memberships for each household for full access to all Windsor Lodge Clubhouse facilities and activities.
- Some special activities will have added fees.

**Community Maintenance**

- Common areas landscaping and maintenance, lake maintenance, street and sidewalk maintenance, streetlights, storm drains, gates, and access control systems maintenance.

**Additional Townhome Services, with additional fees applicable.**

- Insurance of structure: The Windsor Lakes real property insurance program, community property and townhomes, is for full replacement cost (100% of the Real Property Value (RPV)). This coverage is for drywall out and covers everything that is legally part of the structure. Unit owners (Townhomes) need to purchase a Condominium/HO6 policy to include coverage for internal property damage, their personal possessions, improvements/upgrades, appliances, and Loss Assessment, etc. Summary of coverages and certificates are available upon request.

**Note: The Windsor Lakes HOA policy is a high deductible policy which is subject to change annually.**

- Roof repair and replacement. *Requires prior approval through Associa Principal Management Group of Houston.*
- Siding repair or replacement. *Requires prior approval through Associa Principal Management Group of Houston.*

**2026 Rates:**

- **Single Family Home** \$287.00 per month
- **Townhomes** \$445.00 per month.

The Windsor Lakes Homeowners Association Board of Directors has the right to alter services and fees in accordance with the Association's By-Laws.