

The Reserve HOA Services and Responsibilities List 2025

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CATEGORY	SUBJECT	WHO	COMMENTS
LANDSCAPE SERVICES	Lawn mowing, trimming and clean up (Once per week)	HOA	See current Landscape Contract for more details.
	Lawn treatments of weed control and fertilizer. (5 per year)	HOA	See current Landscape Contract for more details.
	Common Area mowing, trimming & clean up (Once per wk)	HOA	See current Landscape Contract for more details.
	Common Area Treatments of weed control & fertilizer. (5 per yr)	HOA	See current Landscape Contract for more details.
	String(not blade) trimmings of all concrete to sod locations. Not sod to mulch (Once per month)	HOA	See current Landscape Contract for more details
	Blow off all driveways, patios, siding & plant beds (Each mowing)	HOA	See current Landscape Contract for more details.
	Lawn irrigation of lot	Homeowner	Watering and irrigation system
	irrigation scheduled day of mowing	Homeowner	Turn off irrigation
	Maintenance of irrigation system on home-owner's lot	Homeowner	All maintenance including spring start up, fall blowout, & repairs.
	Aeration of lawn areas (Fall)	Homeowner	
	Lawn overseeding (Fall)	Homeowner	
	Spring Clean-up of lawns and landscape beds (leaves and debris)	HOA	See current Landscape Contract for more details.
	Spring Beds maintenance (beds edged and new mulch installed)	HOA	See current Landscape Contract for more details.
	Fertilizer treatment of plants & trees.	Homeowner	No special fertilizing of plants or trees in HOA services
	Changes to landscape beds	Homeowner	Must be approved by Landscape Committee & may be added cost
	Request removal of dead shrubs or trees	Homeowner	Landscape committee decision
	Replacement of shrubs or trees surrounding home	Homeowner	Contact Landscape Committee, if guidance needed.
	Irrigation of landscape and trees	Homeowner	
	Fall Cleanup (clean leaves, trim shrubs as needed)	HOA	See current Landscape Contract for more details.
	Drop Off Lawn collection bags - L&S to pick up only when the crew is in the Reserve	Homeowner	
COMMON AREA	Common area landscape and trees (same plan as lot beds)	HOA	See current Landscape Contract for more details.
	Replacement of shrubs or trees	Homeowner	Landscape Committee Approval
	Irrigation of select common area landscape and trees	HOA	Cost and maintaining irrigation systems

CATEGORY	SUBJECT	WHO	COMMENTS
SNOW REMOVAL	Snow cumulation of 2" or greater will be removed from driveways, sidewalks and streets	HOA	Landscape Committee Judgement
	Snow cumulation of less than 2 inches: No HOA provided services	Homeowner	Owner's responsibility, if desired to be removed.
	Ice on streets, driveways, walks (Per contract salt products are not to be used)	HOA	Judgement of Landscape Committee, if current conditions require HOA to provide.
	Snow removal on porches	Homeowner	No Salt products to be used.
THE RESERVE	The lighting and maintenance of entrance sign	HOA	Volunteer Committee
	Street lights utility cost	HOA	
	Street lights maintence	Tipmont	Street lights owned by Tipmont.
	Any street signs and post	HOA	Volunteer Committee
	Mailboxes (Repair, maintenance and replacement)	HOA	Volunteer Committee
	The pond & DNR conservation easement maintence (any treatment for algae)	HOA	The pond & conservation easement is a DNR controlled wetland.
	Maintenance of dock.	HOA	DNR approval is for only one dock.
	Street maintenance and repair	Tipp. County	
	Sidewalks maintence and repair	HOA	Volunteer Committee
	Any future additions to common area	HOA	Need Membership approval
HOME EXTERIOR	Repair or change to home exterior (sliding, roof, etc)	Homeowner	The Architectural Review Board must approve. See Policies & Procedure Manual. (See Article 11 of Covenants)
	Maintenance of driveway and house walk-way.	Homeowner	
	Repair or replacement of their exclusive driveway or house walk-way plus share of Shared Driveway.	Homeowner	Architectural Review Board must approve.(See 1.16 of Covenants)
	Cleaning of gutters on houses	Homeowner	
	Garbage containers cannot be exposed to view from street except night before & day of pick up	Homeowner	Can put out night before pick up and removed within 24 hours
	No unlicensed vehicle (golf cart) can be exposed to view on any lot. Store in Garage. Covenant 9.7	Homeowner	Tippecanoe County Licensing Laws apply. (Illegal to drive an unlicensed golf cart on county streets.)