

The Reserve HOA Services and Responsibilities List 2026

March 2026 - Page 1

CATEGORY	SUBJECT	WHO	COMMENTS
LANDSCAPE SERVICES	Lawn mowing, trimming and clean up (Once per week)	HOA	As stated in the current Landscape Contract
	Lawn treatments of weed control and fertilizer. (5 per year)	HOA	As stated in the current Landscape Contract
	Common Area mowing, trimming & clean up (Once per week)	HOA	As stated in the current Landscape Contract
	Common Area Treatments of weed control & fertilizer. (5 per yr)	HOA	As stated in the current Landscape Contract
	String (not blade) trimmings of all concrete to sod locations. Not sod to mulch (Once per month)	HOA	As stated in the current Landscape Contract
	Blow off all driveways, patios & sidewalks (Each mowing)	HOA	As stated in the current Landscape Contract
	Lawn irrigation of lot	Homeowner	Watering and irrigation system
	Irrigation scheduled day of mowing	Homeowner	Turn off Irrigation
	Maintenance of Irrigation system on homeowner'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 in flower beds and debris)	HOA	As stated in the current Landscape Contract
	Spring Beds maintenance (beds edged and new mulch installed every other year)	HOA	As stated in the current Landscape Contract
	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 to the homeowner
	Request removal of dead shrubs or trees	Homeowner	Landscape committee decision
	Replacement of shrubs or trees surrounding home	Homeowner	Contact Landscape Committee. Must be approved.
	Irrigation of landscape and trees	Homeowner	
	Fall Cleanup (clean leaves in flower beds, trim shrubs, tall grasses and perennials)	HOA	As stated in the current Landscape Contract
		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	As stated in the current Landscape Contract
	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)	Homeowner	Judgement of the HOA Board, if current conditions require HOA to provide.
	Snow removal on porches	Homeowner	
THE RESERVE	The lighting and maintenance of entrance sign	HOA	Volunteer Committee
	Streetlights utility cost	HOA	
	Streetlights maintenance	Tipmont	Streetlights owned by Tipmont.
	Any street signs and post	HOA	Volunteer Committee
	Mailboxes (Repair, maintenance and replacement)	HOA	Volunteer Committee
	The pond & DNR conservation easement maintenance (any treatment for algae)	HOA	The conservation easement is a DNR controlled wet land. The pond is owned by the HOA.
	Maintenance of dock.	HOA	DNR approval is for only one dock.
	Street maintenance & repair	Tipp. County	Includes Street Curbing
	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. 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 and/or 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.)