



2709 White Rail Dr. HOA Responsibilities

The Whitehurst Subdivision HOA assessments help cover the following expenses and activities:

- Common property maintenance, including the improvement, maintenance, operation, repair, replacement, and addition of common areas.
- Maintenance of landscaped rights-of-way, such as medians and related improvements, which may include lighting and sprinkler systems.
- Insurance premiums for hazard, liability, and other insurance covering the Association's common properties and insurable improvements.
- Taxes assessed on the Association's common properties.
- Utilities, including water used for common areas and the operation of street lighting.
- Administrative expenses, including labor, equipment, materials, management, and general operating costs.
- Legal and enforcement expenses associated with administering and enforcing the Declaration and any Supplemental Declarations.
- Activities that promote the recreation, health, safety, and welfare of the community.
- Capital improvements, which may be funded through special assessments for the construction, reconstruction, or acquisition of Association-owned property and improvements.
- Emergency repairs and preventative or remedial work in response to situations such as flood, fire, hurricane, or other emergencies that may pose a danger to the community.

