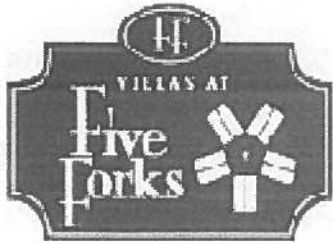


VILLAS AT FIVE FORKS CONDOMINIUM OWNERS ASSOCIATION, INC



Amenities, Activities & Services Provided

Amenities

- Clubhouse
- Multi-Purpose Community Room
- Meeting Rooms
- Library
- Community Kitchen
- Billiards Table
- Exercise Room
- Outdoor Pool
- Outdoor Patio & Grill
- Scenic Ponds
- Walking Trail

Activities

- Men's Breakfast / Lunch Group
- Ladies' Lunch Group
- Men's and Women's Billiards
- Villa Readers (Book Club)
- Weekly Aerobics Class
- Bridge, Bingo, Bunko and Poker Nights
- Game Night
- Quarterly Town Hall Meetings
- Staying in Place
- Genealogy Group
- A Stitch in Time Group
- Monthly Board of Director's Meetings

VILLAS AT FIVE FORKS CONDOMINIUM OWNERS ASSOCIATION, INC

Services Included in Condo Fee

- Property Manager
- Maintenance of all Community Services
- *Villas Voice*, the Monthly Newsletter
- Snow Removal from Streets and Driveways
- Unit Water & Sewage Cost
- Trash Collection (garbage and recycling)
- Free Clubhouse Internet, TV, and Phone
- Termite Contract Protecting the Entire Community
- Annual Dryer Vent Cleaning
- Annual Smoke Detector Battery Replacement
- Irrigation of Entrance and Clubhouse areas
- Street and Entrance Lights
- Sidewalk and Street Repairs
- Comprehensive Community Insurance Program
- Unlimited Repair and Replacement for all Common Element Items
- Reserve Funding
- Replacement Reserve Account Funding
- Contingency/Emergency Account Funding

Facilities Maintenance

- All Exterior Maintenance Repairs
- Facilities Maintenance Inspection and Repairs
- Roof Leak Repairs including the repair of interior damage caused by roof leaks
- Exterior Window, Door, and Garage Door Caulking
- Vinyl Siding and Trim Repairs
- Gutter Cleaning
- Annual Exterior and Interior Termite Inspection and treatment of active termite infestations
- Landscape Maintenance
- Lawn cutting, edging, aerating, and fertilizing
- Weed control
- Plant pruning, trimming, and replacement