



River's Edge is an exclusive enclave of twenty-four duplexes and one single family home designed and managed as a maintenance-free homeowners association. All properties will be maintained with the highest level of care by the licensed and insured staff of Alpine Edge Property Management. While home services will vary with the season, essentially all exterior maintenance is provided by Alpine Edge under an annual service contract that will leave you with more free time to enjoy all that Summit County has to offer.

River's Edge HOA dues will provide for the following services:

#### **Exterior River's Edge Maintenance**

- **Landscape Maintenance** – The grounds of the River's Edge will be meticulously maintained throughout the year.
  - Spring and Fall Clean-up - Heavy pruning of plant material, seasonal debris removal and general site preparation for the upcoming season.
  - Weed and Seasonal Maintenance - Weekly weed control, native grass cutting, and the replacement of dead or diseased plant material.
  - Irrigation - Full irrigation maintenance including seasonal turn on/off & repairs.
  
- **Driveway and Hardscape Maintenance** – Driveways, the primary access drive through the River's Edge Neighborhood (River Park Drive), entry walkways and patios will be maintained and repaired as necessary.
  - During snowstorms of 4" or more River Park Drive as well as the driveways and entry walks of the individual units will be cleared of snow.
  - The asphalt areas within River's Edge will be seal coated approximately every three years or as otherwise needed. Pothole repair and/or road damage repairs will also be provided.
  - Rear patios and second level deck may be cleared of snow for an additional fee.

- **Exterior Staining & Paint** – The exteriors of River’s Edge Units will be re-stained and painted (if applicable) to ensure proper maintenance and aesthetic appeal.
  - Each River’s Edge Unit will be re-stained within three years following its construction completion date and then each Unit will be re-tained every five to seven years depending on need.
  
- **General Exterior Home Repair, Maintenance & Fees** – General daily, monthly and annual services will also be included in the monthly River’s Edge HOA dues including:
  - **Exterior window cleaning** – exterior windows will be cleaned two times per year.
  - **Routine Gutter Cleans** – Each unit will require annual gutter cleans to ensure that your gutters and downspouts are functioning properly within this high alpine environment. This type of service will ensure that your roof is fully functional and will prevent ice buildup and or potential leaks during the winter season.
  
  - **Additional Services not provided through HOA** – Interior Window cleans, house cleans and routine hot tub maintenance can be provided for additional fees not included in your HOA dues.

If you have any questions or if you have need for additional services including cleaning, security checks, interior window washing, general home improvement projects or rental management, please call Steven Frumess at 970.453.2334 office/970.363.9645 mobile/[steven@AEpropertymanagement.com](mailto:steven@AEpropertymanagement.com).