Windsor Green
Association
270 Windsor Lane
New Brighton, MN 55112

To All New and Prospective Owners: WELCOME TO WINDSOR GREEN!

Being the first townhome complex in Minnesota, things are set up a little differently here. We have Association-maintained landscaping, pools, tennis courts, and wonderful walking paths to enjoy – all for comparatively low association dues. In return, you will be responsible for more maintenance items than your typical HOA. The major items are listed below; for a complete listing and explanation, please refer to the Windsor Green Handbook.

Repairs and maintenance homeowners are responsible for, include, but are not limited to, the following items:*

1. Roof – includes eaves and gutters. You share a roof with your neighbor(s), so if the roofs are continuous, they must be replaced at the same time.
2. Siding – replacement of any rotting or damaged boards. Includes fencing between units.
3. Decks above garages – the waterproofing membrane must be kept in good repair to prevent water damage to garage, siding and brickwork.
4. Front decks and steps.
5. Brickwork – includes chimneys and siding around your unit.
6. Windows and doors – replaced at your discretion per Association guidelines.
7. Garage doors, floor, and apron.
8. Building Hazard Insurance – billing is once a year and based on the square footage of your home. **THIS IS NOT INCLUDED IN MONTHLY DUES and invoiced to homeowners annually in March.**
9. **Grills or any device with an open flame are not allowed on decks or patios.**
10. Touch-up painting – all buildings are painted on a regular basis by the Association. You are responsible for any tough-up needed between painting cycles.

IMPORTANT NOTE: While HO6 insurance is not required by the Windsor Green Association, extra building coverage A is certainly needed. Also, if a unit owner does not carry a HO6 insurance policy, they are personnaly responsible for the loss assessment levied by the Association if an insurance claim is filed.

We rely on all Windsor Green homeowners to accept the responsibility of maintenance, in order to preserve our aesthetics and property values.

*Even though the listed repairs are the responsibility of the homeowner, they must be approved by the Architectural Control Committee and Board of Directors. Request forms are available online and at the Windsor Green Office.