

The Links at Gettysburg

A Planned Golf Community consisting of:

- a. The Courtyard Homes
- b. The Retreat
- c. Garrison Falls
- d. Shared Amenities
- e. Necessary Infrastructure

These entities are managed by a **Master Association**. This includes, maintenance, lawn and snow removal services, utilities, entrance signage and lighting, golf course, Community Center and Pool, tot lot and tennis courts (when built), Common areas and roads.

A portion of some of these entities will be managed by an elected **Home Owners Association (HOA)** when 75% of the homes are sold.

At this time only the Courtyard Homes have an elected HOA that has assumed responsibility for these services . The Board of the Master Association consists of the Owner/Owners rep and a representative from The Courtyard Community. New members will be added from the Retreat and Garrison Falls when they reach 75% of homes sold or seven years since inception.

- a. The Courtyard Homes, constructed by the Wormald Builders, is managed by a HOA Board of Directors elected by the residents of that Community. Their responsibility is to insure that the Courtyards residents have their streets plowed from snow, their lawns maintained, their streets kept lit and their lawns watered. The Board also selects the contractors needed to perform those services. The Board creates the budgets and manages to the budget keeping cost at a minimum, service at a maximum and fees reasonable. The HOA board is assisted by an Architectural Committee responsible for insuring the exterior of the homes and property meet the established rules and regulations.
- b. The Retreat is a high rise Condominium constructed by and managed by Klein Builders and a series of single family homes.
- c. Garrison Falls is a Cottage Home Community built by Wormald Builders. At the present time less than 50% of the homes scheduled to be constructed have been sold. Therefore the management is the responsibility of the Owner. The Owner provides the services needed.