

ENCLAVE AT SABLE OAKS RESPONSIBILITY MATRIX				
This serves as a quick guide. If a discrepancy arises between this Matrix and the By-Laws or Declaration, the By-Laws/Declaration shall govern.				
	ASSOCIATION RESPONSIBILITY	HOMEOWNER'S RESPONSIBILITY	VARIANCE REQUEST	
COMMON AREA MAINTENANCE				
Landscaped areas and common grounds	X			
Shrubs & trees; foundation plantings	X			
Lawn cutting & seasonal cleanup	X			
Watering - lawn shrubs, trees and foundation plants		X		
Rear yard landscape		X		X
Drainage swales & grates	X			
Driveway: Maintenance & repair, sealing & replacement	X			
Snow removal from driveway except 2' from garage door	X			
Driveway & sidewalk de-icing		X		
Snow removal roadway & visitor parking lot	X			
Roadway and Visitor Parking Lot: Maintenance & repair, sealing and replacement	X			
Mailbox repair and replacement	X			
INTERIOR OF HOMES				
Electric panel box and conduit		X		
Party walls		X		
EXTERIOR OF HOMES				
Siding & trim; includes stonework, paint/stain of wooden surfaces	X			
Roof & exterior vents	X			
Gutters & downspouts; includes repair & cleaning	X			
Rear decks & patios; (includes paint/stain)	structural	cosmetic maintenance		X
House numbers	X			
Doorbell		X		
Exterior garage lighting fixtures	X	If accident, then HO responsibility		
Exterior garage light bulbs		X		

Exterior electric outlets			X		
Electric panel box and conduit			X		
Shutters	X				
Soffits	X				
FIREPLACE AND CHIMNEY					
Interior components			X		
Furnace/chimney cleaning			X		
Exterior components & chimney cap	X				
FRONT PORCH AND WALK					
Front entry porch slabs, columns & ceiling	X				
Front sidewalk, repair & replacement	X				
Snow removal from front porch and sidewalk	X				
DOORS (doors considered interior because they lead inside the home)					
Front entry door, frame, & sidelights			X		X
Front entry door - paint only	X				
Hardware: replacement/repair & weather stripping			X		
Side and rear doors; includes sliders			X		
Storm door; full height glass; color to match trim			X		X
Exterior paint/stain (wooden surface trim only)	X				
Garage foot replacement, maintenance or repair			X		X
Garage door (all hardware)			X		
Garage door - exterior/paint			X		X
Garage door replacement due to age	X				
Garage door replacement due to accident			X		X
WINDOWS					
Glass replacement / fogged window repair for broken seal			X		
Garage windows & grids			X		X
Window replacement			X		X
Window exterior trim	X				
Window grills			X		X
Window hardware			X		

Window frames & sills			X		
Painting, caulking, weather sealing (interior)			X		
Caulking & weather sealing (exterior)			X		
HEATING AND COOLING					
Generators			X		X
Furnace system			X		
Air conditioner			X		
Attic insulation			X		
EXTERIOR WALLS AND FENCES					
Retaining walls	X				
Enclosed privacy fence			X		X
Invisible fence			X		X
PLUMBING					
House bibb (including outside faucet handle repair)			X		
House bibb in garage			X		
Interior plumbing			X		
VENTS					
Plumbing vents			X		X
Exterior soffit vents	X				
Bird/insect screens in vents			X		
Laundry, kitchen, bath exhaust vents; including vents installed for high efficiency furnaces			X		X
INSURANCE					
Board of Directors	X				
Personal contents, liability & umbrella			X		
Fire - Bare walls coverage	X				
Liability for common areas	X				
UTILITIES					
Sanitary sewer system lateral from easement to home			X		

Storm drainage system within the property	X			
Storm drainage system: lateral from main line to home			X	
Installation & maintenance of sump pump			X	
Maintenance of recharge/retention facility	X			
Underground watering system			X	X
MISCELLANEOUS				
Trash Disposal	X			
Recycling	X			
Disposal of large items / construction debris			X	
Dumpsters in driveways - 7 days max			X	X
Interior pest control			X	
Exterior pest control (spiders, stinging insects, ants)	X			
Undomesticated or stray animal removal			X (call town)	
Damage to structure or lawn by carpenter ants, wasps, or undomesticated animals	X (Greenlight only)		X	
Telephone, fiberoptic/underground cables			X	
Satellite dish			NO	
Antennae (radio/tv...)			X	X
Flags - US only; 3x5			YES	
Signs; real estate or for sale signs			May be placed at Old Penfield Rd & Sable Oaks Lane	Also 1 in front window is allowed
Signs; home security system			YES	
Signs; real estate open house			YES	day of only
Signs; any and all others, including contractors			NO	May be placed at Old Penfield Rd & Sable Oaks Lane
Signs; garage sale / estate / moving sale			YES	With BOD approval only