

Appendix A: Maintenance Responsibility Chart

<u>Description</u>	<u>HOA Responsibility</u>	<u>Homeowner's Responsibility</u>	<u>Others' Responsibility</u>
Residence: Exterior			
Air Conditioning Condenser and Pad		X	
Door Replacement: Exterior/Entry-Garage		X	
Fascia, Eaves, Shutters, Siding, Trim	X		
Foundation, inclusive of Fire Escape Egress Window Wells and All Components		X	
Gutters and Downspouts	X		
Heat Tape Repair & Maintenance		X	
Hose Bib Repair & Maintenance		X	
Lighting: exterior Garage & Front Door including replacement of fixtures, light sensors, and bulbs	X		
Patio (Installed during construction) repair of any structural damage	X		
Patio (Installed or modified by owner after initial construction)		X	
Patio: Maintenance, power washing, cosmetic repair & sealing		X	
Light Sensors (installed after construction)		X	
Locks and Doorbell Button		X	
Mailbox	X		
Painting: exterior, includes Trim, Shutters, Entry Door, Garage Door, Patio Fence & Light poles	X		
Pest Control: HOA provides bee control for building exteriors and common areas	X		
Pest Control within property line or any interior infestation of insects, rodents, etc.		X	
Roof	X		
Water leaks from installed satellite dishes, solar tubes, or any non-vent roof attachments after original construction		X	
Sidewalk & Steps Within Property Line		X	
Siding: Replacement	X		
Snow removal from resident walkways & entrances	X		
Stone Veneer	X		
Trash Containers			X
Trash removal service	X		
Trim replacement	X		
Window cleaning; casements/screens		X	
Windows, Screens and Fire Egress Window Wells		X	
Repair of fences	X		

Description	HOA Responsibility	Homeowner's Responsibility	Others' Responsibility
Residence Interior			
Carbon Dioxide alarms; maintenance		X	
Fire/Smoke Alarms; maintenance		X	
Garage Door opener/mechanicals		X	
Garage Floor		X	
All HVAC systems		X	
Home/Kitchen Appliances		X	
Laundry Room vents & ducts; cleaning		X	
Security Systems		X	
Water & Sewer Service			
Storm Drainage/Ground Water	X		
Pump Station			X
Sanitary Sewer Laterals from Homeowner Property Line to Homeowner Unit		X	
Sewer Mains and Laterals to Homeowner Property Line			X
Clubhouse and Pool			
Clubhouse	X		
Fitness Center Equipment	X		
Pool & Deck	X		
Landscaping and Grounds			
Irrigation System/Watering Service:	X		
All Lawn Service: Mowing, Trimming, Watering, Fertilizer, Weed Control	X		
Lighting: All Common Areas, Including Light Bulb Replacement	X		
Ponds & Fountains	X		
Shrub Service (Including All Areas Around Resident Homes): Trimming, Fertilizing, Watering, Weed Control	X		
Shrub Service: ALL Resident Installed Including Mulch		X	
Sidewalks (Common Area)	X		
Utility Services			
Cable TV underground cables			X
Telephone cables			X