

**COASTAL VIEW
RESPONSIBILITY MATRIX**

	HOA Responsibility	Homeowner Responsibility	Variance Request Needed
Spring & Summer Maintenance of Common Areas			
Spring Clean up (leaves, trash prep for mulch etc.)	X		
Front entrance area:	X		
Maintenance of ornamental trees/pond area	X		
Lawn cutting, edging of beds, trimming	X		
Lawn chemical application of common areas	X		
Mulching all common beds/mailboxes areas	X		
Fall & Winter Maintenance of Common Areas			
Fall clean up of common areas	X		
Snow removal of private drive between 198 & 204 Mill Stream Run	X		
Possible pruning/trimming of trees	X		
Mailboxes			
Installation/repair of mailboxes and maintenance of common areas around them	X		
Plantings/edging/mulch	X		
Light Posts			
Replace bulb, maintain post, photoelectric cell	X		
Edging/weeding/mulch	X		
Plantings/pruning etc		X	
Trash & Recycling			
Trash & Recycling - picked up on Friday	X		
Miscellaneous			
Front entrance sign, lighting, landscaping/pruning etc.	X		
Lake Trail: maintenance, benches, paths, fence etc.	X		
"Common variance requests and corresponding CPS Code section" (note this is not an all-inclusive list)			
For Sale Signs 10.01			X
Underground pet containment system 10.02			X
Fence, wall or screen planting 10.03			X
Pool 10.07			X
Temporary building, shed, trailer etc. 10.08			X
Satellite Dishes 10.09			X
Removal of trees			X
Outside storage 10.14: Commercial vehicle, boat/trailer/camper no more than 72 hours		X	
Toys, bikes, yard equipment, baskets, nets left can't be left outside after sunset		X	
Permanent Outdoor Rec. Equipment 10.18			X
Exterior Home Improvements 10.19			X
Awnings, shutters etc. 10.21			X
Storm Doors shall be full glass panels only		X	
Lot owner improvements 10.25			X
Holiday ornaments (under 10.25) 20 day before and after holiday		X	
Flag Poles (free standing) 10.26			X

Visit www.croftoninc.com/coastal-view to view entire Declaration/CPS7, submit variances etc.