

The Enclave at Sable Oaks

Responsibility Matrix

Association
Responsibility

Homeowner's
Responsibility

Variance
Request

This document serves only as a quick guide to responsibility for certain elements at the Enclave at Sable Oaks. For a more detailed description please refer to the Rules and Regulation in your handbook. If a discrepancy arises between this Matrix and the Rules and Regulations, then the Rules and Regulations shall govern.

Common Area Maintenance

Landscaped areas and common grounds	X		
Shrubs and trees; foundation planting	X		
Lawn cutting and seasonal cleanup (rake)	X		
Watering -lawn, shrubs, trees		X	
Rear yard privacy area landscape in 16 ft		X	
Drainage swales & grates	X		
Driveway maintenance and repair	X		
Driveway sealing/replacement (every 3 years)	X		
Snow removal driveway except 2 feet at garage door	X		
Driveway de-icing	X		
Snow removal front walks and porches	X		
Snow removal roadway and visitor lots	X		
Road and Visitor parking	X		
Party wall		X	

Exterior of homes

Siding and trim; includes brick and paint/stain	X		
Roof & exterior of vent	X		
Gutters and downspouts; includes repair & clean	X		
Rear decks and patios; includes paint/stain		X	X
House numbers	X		
Exterior garage light fixture	X	* if accident then HO pay	
Exterior garage light bulbs		X	
Exterior electric outlets		X	
Shutters	X		
Soffits	X		

Fireplace & Chimney

Interior components		X	
Furnace/chimney cleaning		X	
Exterior components and chimney cap	X		

Front porch and Walk

Front entry porch slabs, columns, ceilings	X		
Front sidewalk repair and replacement	X		
Front porch, sidewalk snow removal	X		
Mailbox repair and replacement	X		
Doorbell		X	
Electric panel box and conduit		X	

Doors

Front entry door, frame, sidelights		X	X
Hardware replacement/repair & weather stripping		X	
Side and rear door; includes slider		X	
Storm door; full-height glass; color to match trim		X	X
Exterior painting/stain; trim only	X		
Garage foot replacement, maintenance or repair		X	X
Garage door opener		X	

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Garage door exterior/paint		X	X

Windows

Glass replacement/fogged window repair		X	
Garage windows		X	
Window replacement		X	X
Window exterior trim	X		
Window grills		X	X
Window hardware		X	
Window frames and sills		X	
Painting, calking, weather sealing (interior)		X	
Calking & weather sealing (exterior)		X	

Heating and cooling

Generators		X	X
Furnace system		X	
Air conditioner		X	
Attic insulation		X	

Exterior walls/fences

Retaining walls	X		
Enclosed privacy fence		X	X

Plumbing

House bibb (inc. outside faucet handle repair)		X	
House bibb in garage		X	
Interior plumbing		X	

Vents (exterior)

All exterior vents	X		
Bird screens in vents		X	
Laundry, kitchen, bath exhaust vents		X	X

Insurance

BOD	X		
Personal contents, liability and Umbrella (HO-6)		X	
Fire - Bare walls coverage	X		

Services

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Garbage	X		
Recycling	X		
Disposal of large items/construction debris		X	
Dumpsters - in driveway 7 day max		X	X
Interior pest control (spiders, millipedes, potato bugs, flying insects)		X	
Exterior pest control	X		
Undomesticated or stray animal removal		X - CALL TOWN	
Damage to structure or lawn by carpenter ants, wasps or undomesticated animal		X	
Telephone, cableTV, underground cable		X	
Satellite dish		NO	X
Antennae (radio, TV, . . .)		NO	X
Invisible Fence		X	X

Utilities

Sanitary sewer system lateral from easement to home		X	
Storm drainage system	X		
Installation and maintenance sump pump		X	
Maintenance of recharge/detention facility	X		
Underground watering system		X	X

Miscellaneous

Flags - US only; 3'X5'		yes	
Signs; realestate/for sale		one front window & 12"X3"X10" at mailbox	
Signs; Home security system		yes	
Signs - realestate open house		day of only	
Signs - any and all other		NO	
Garage/estate/moving sale		with board aproval only	