

ENCLAVE AT SABLE OAKS RESPONSIBILITY MATRIX				updated June, 2026
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 sidedwalk	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			
Garage door replacement due to age or 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		X
Dumpsters in driveways - 7 days max			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