

Area of Responsibility	Homeowner	Association
Building		
Roof Vents	X	
Brick	X	
Building & garage siding/trim	Replace/add	Repair/paint
Foundation & basement	X	
Window frames, exterior doors, walkway gate	X	
Glass & plastic (windows, skylights, ect)	X	
Door locks, keys, knobs	X	
Window screens	X	
Storm/screen doors (wood)	X	
Exterior light fixtures & bulbs	X	
HVAC, Gas, Water, Electricity	X	
Roof -normal wear & tear (shingles, sheathing, flashing)		X
Roof Repairs - homeowner alterations (e.g. satellite dish)	X	
Chimney frame siding	Replace/Add	Repair/paint
Fireplace, chimney flue & cap	X	
Gutters & downspout	Replace/add	Clean/Repair
Decks, planter boxes & walkways (deck, walkway flooring will not be painted)	X	
Exterior water faucets	X	
Sewage lines & clogs on deeded property	X	
Termite Inspection		X
Interior pest control	X	
Interior structures, surfaces, plumbing	X	
Damages caused by owner/owner's guest	X	
Structural flaws due to design or construction	X	
Common Property		
Sidewalks, walkways, common fences		X
Mailboxes	Locks/keys	Boxes
Brick Retaining Walls		X
Streets, driveways		x
Entrance Gate	Remote control	Gate
Water lines: meter to the public		X
Water lines: meter to home	X	
Entrance fountain		X
Street lights, street & community signs		X
Grass cutting & edging		X
Common area planting		X
Shrub & tree trimming/removal		X
External electrical lines		X
Common fences		X
Fence with lattice on top		X
Lattice alone	X	

*Standard for Association repairs versus homeowner replacements: If a board is rotten and needs to be replaced in its entirety, replacement expense is deemed homeowner responsibility. If a portion of a board is rotten and can be cut and repaired (under 3' of length), this repair expense is deemed Association responsibility.

PRIVACY FENCES—OWNER VERSUS HOA

There have been questions brought up by homeowners regarding the fencing throughout the property. Basically, there are two types throughout the community. There are the privacy fences that are maintained by the Association and there are railings that are the responsibility of the homeowners



Privacy Fencing

Association's
Responsibility



Railings

Homeowner's
Responsibility

*Association will
paint both*

