

I. OWNER AND HOA RESPONSIBILITIES

Item	Association	Home owner
<i>Common areas:</i>		
Driveways and parking	X	
Fencing	X	
Landscaping and grassy areas	X	
Medians located within property	X	
Ponds, including retention ponds	X	
Private roadways, street and alleyways	X	
Private utilities (such as water and sewer) and facilities	X	
Retaining walls	X	
Sidewalks, walking trails paths and nature trails	X	
Signage	X	
<i>Lot:</i>		
Decks and patios		X
Driveways, sidewalks, stoops and sidewalks on lot		X
Entry doors and windows and appurtenant hardware of each		X
Exterior building surfaces maintenance and repair	X	
Exterior glass (windows, patio doors), windows, and window frames		X
Exterior light fixtures attached to unit		X
Fencing (if originally installed)	X	
Foundation/ structural parts of home		X
Garage doors and appurtenant hardware		X
Gutter and downspouts	X	
HCVAC system		X
Improvements to lot/ additional landscaping added by homeowner		X
Interior fixtures, electrical/ plumbing equipment/ utility pipes, lines, & fittings		X
Party walls		X
Painting exterior building surfaces	X	
Re-construction or replacement of lot improvements due to casualty		X
Roof repair and replacement (due to normal wear and tear)	X	
Sewer lines and facilities on lot servicing the unit		X
Storm doors		X
Termite inspection/ warranty protection plan	X	
Maintenance of trees, landscaping and grass on lot	X	
Watering grass, plants, trees and landscaping		X
Replacement of dead plantings (no more than one time)	X	
Damage to landscaping caused by residents, guests, pets		X
Negligence or damage of exterior of unit by homeowner		X

J. NON-RESIDENT OWNER RESPONSIBILITIES

Non-resident owners are required to provide each tenant a copy of the DCCR and the *Architectural Guidelines, Maintenance Standards & Rules and Regulations* at lease signing. Tenants are required to abide by these documents and the Non-resident owner can be held liable for the actions of their tenants. The minimum lease period is six (6) months. “For Rent or Lease” signs may not be placed anywhere in the community. All advertisement must be via newspaper or electronic media.