HEMPSTEAD AT BEAVER CREEK- OWNER & HOA RESPONSIBILITIES

Item	HOA	Homeowner
Common areas:		
Private Streets	X	
Originally Installed Fencing	X	
Landscaping in common areas and designated open space and buffer areas	X	
Medians located within property	X	
Stormwater ponds and devices	X	
Private roadways, street and alleyways	X	
Retaining walls	X	
Sidewalks, walking trails paths and nature trails	X	
Signage	X	
Unit & Lot:		
Decks and patios		X
Driveways, sidewalks, stoops and sidewalks on lot		X
Exterior doors, door frames and windows, window frames; 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 orginally installed)	X	
Foundation/ structural parts of home		X
Garage doors and appurtenant hardware		X
Gutter and downspouts	X	
HVAC system		X
Improvements to lot/ additional landscaping added by home owner		X
Lawn maintenance of area enclosed with fencing by Lot Owner		X
Interior fixtures, electrical/ plumbing equipment/ utility pipes, lines, &fittings		X
Party walls		X
Painting exterior building surfaces	X	
Re-construction or replacement of unit 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
Annual Inspection of Vapor Barrier & Mitigatin Systems on Unit	X	
Repairs to Vapor Barrier & Mitigatin System on Unit Per Annl Report		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 on Lot		X
Damage to landscaping , building exterior & common area caused by residents, guests, pets		X