

Maintenance Issue	H O A	O w n e r	Maintenance Issue	H O A	O w n e r
Air Conditioning System		X	Light Bulbs – Interior		X
Chalking			Light Fixture – Interior		X
Circuit Breakers		X	Mail Boxes, USPS		
Decks -Build / Repair / Replace		X	Mail Box Keys		X
Door Bell - Exterior		X	Paint – Exterior *	X	
Door Hardware		X	Paint – Interior		X
Doors – Main Entrance		X	Patios		X
Doors – Main Door Exterior Paint *	X		Pest / Termite Removal - Residence		X
Doors – Screen / Security		X	Pest / Termite Removal - Landscape		X
Driveway		X	Plumbing – Interior Fixtures / Faucets		X
Dryer Vent – Exterior		X	Porches – Build / Repair / Replace		X
Dryer Vent – Interior		X	Pump – (backflow for pool)	X	
Drywall		X	Roof (all components – facial / drip edge)		X
Electrical Outlets – Exterior		X	Satellite Dish		X
Electrical Outlets – Interior		X	Sidewalks, Steps, Railings		X
Exterior Stucco (new)		X	Skylights		X
Stucco – during exterior painting schedule	X		Sewer – Connections and Lines		X
Exterior Window Trim Paint *	X		Trash / Recycling Pickup	X	
Faucets – Exterior		X	Tree Removal (dead or living)		X
Faucets – Interior		X	Tree Trimming (landscape maintenance)		X
Fireplace & Chamber		X	Ventilation / Insulation in Roof		X
Flashing		X	Water Lines – Exterior and Interior		X
Flor Coverings – Carpet, Tile, Wood		X	Water Pressure Gauge / Shutoff		X
Foundations		X	Window – Screens / Glass / Screens		X
Furnace / Heat Pump		X	Window – Sliding Doors and Door Walls		X
Garage Door & Hardware		X	Window Washing – Exterior and Interior		X
Garage Door – Opener		X	Homeowners HO3 Insurance Policy		X
Garage Door – Exterior Paint*	X				
Gas Line (not currently available)		X	Any changes below must have HOA		
Collection Box / Downspouts		X	Approval, before any work gets		
Gutters and Scuppers		X	started.		
House Numbers on address post	X				
Landscape Replacements on Lots		X	Lot Regrading		
Landscape Maintenance – Common Area / Pool / Common Lot Elements	X		Additions / Remodels		
Light Fixtures – Exterior		X	Structural Repairs / Maintenance		
Light Fixture – Over Garage Door Only	X				
Light Bulbs - Over Garage Door Only	X		<i>Edited November 2025</i>		

*** Exterior Painting is determined and managed by the HOA with possible assessments to Homeowners.**

Garage or Exterior Front Door, window trim replaced mid-cycle of scheduled community painting are owners' responsibility to paint per Board approval of colour(s).