

APPENDIX 2.

HOA & UNIT OWNERS RESPONSIBILITIES FOR REPAIRS

		<i>HOA RESPONSIBILITY</i>		<i>UNIT OWNER RESPONSIBILITY</i>	
	ITEM	REPAIR / REPLACE / Maintenance		REPAIR / REPLACE / Maintenance	
1	1a. ROOFING material: Shingles, roof structure vents and roof caps. Gutter extensions and pergolas. 1b. Gutters and down spouts.	NONE HOA		OWNER NONE	
2	Soffit and Facia	HOA		NONE	
3	Front/Back Porch /Garage Doors, Windows, and all glass surfaces (including mechanism, hardware, screens frames and trim)	NONE		OWNER	<i>in accordance with architectural scheme</i>
4	Front / Back Stairs and Stoop	NONE		OWNER	
5	Walkways, driveways, and Patios	NONE		OWNER	
6	Front Porch Railing paint	NONE		OWNER	
7	Crawl space door	NONE		OWNER	
8	Outside Weather Stripping	NONE		OWNER	
9	Building exterior columns (4-bedroom Units).	HOA		NONE	
10	Doorbell System	NONE		OWNER	
11	Hose bibs / water hillocks	NONE		OWNER	
12	Light Post in common area.	HOA		NONE	
13	Mailbox, Post and Platform	HOA		NONE	
14	Driveway	NONE		OWNER	
15	Interior Wallboard, Ceilings, lath, plasterboard, & Insulation.	NONE		OWNER	
16	Floors & Ceilings: include all finished surfaces, joints, structural parts, carpet, tiles, padding, all flooring materials	NONE		OWNER	

17	Electrical: electrical system after meter. Lights (inside /outside). Electrical appliances, fans, switches, outlets, panel boxes.	NONE		OWNER	
18	Heat Pump, HVAC, Condensing Unit, electrical, ductwork, pad, plumbing, and electrical runs.	NONE		OWNER	
19	Sanitary Sewer Foundation wall to Street And Backflow and water line to unit.	NONE		OWNER	
20	Plumbing: unit specific plumbing system, fixtures, piping, and installations.	NONE		OWNER	
21	Unit specific utilities / systems to include service from water & electric meters to unit.	NONE		OWNER	
22	All Common Grounds	HOA		NONE	
23	Unit OWNER planted landscape. Unit OWNER installed landscape, sprinkler system. Maintenance of landscape alteration & install of sprinkler system by unit OWNER.	NONE		OWNER	
24	Garage & Interior stairs	NONE		OWNER	
25	Unit specific interior living areas and limited common element usage (i.e., crawl space/attic)	NONE		OWNER	
26	Termite Inspection-Annual	HOA	garage, crawl space & exterior foundation	NONE	
27	Roof & Gutter Sweep Downspout Flush	HOA	semi-annual	NONE	Additionally sweeps at OWNER expense
28	Sprinkler Heads	HOA		NONE	