

**BARRINGTON PLACE HOMEOWNER'S ASSOCIATION**  
**Quick Reference Guide**

Below is a quick reference list of the responsibility of the homeowner's association vs homeowner for repair and replacement.

**HOMEOWNER**

**HOMEOWNER'S ASSOCIATION**

Windows & window screens

Roof

Doors (interior & exterior)

Sidewalks

Decks

Lawn cutting (yards and common grounds)

Patios

Front bed landscape

Watering front bed landscape

Foundation slab

Watering of lawns

Erosion and drainage in common areas

Interior repairs & maintenance of units

Gutters and downspouts

HVAC-unit and platform

Master Insurance Policy for buildings

Any planting or improvements/changes made by homeowner's after approval by board that was not the original work performed by builder at inception

Flood Insurance Policy on buildings if applicable

Interior homeowner's insurance

Maintaining Private Streets and curbs

Interior flood insurance coverage if required

Entrance and gates (common area)

All landscape or exterior changes are to be submitted and approval by the board prior to commencement of work

\*\* Water and sewer lines to the unit-unless owner of unit caused issue due to misuse, damage and clogging-then at owner's expense

\*Individual irrigation systems-maintenance activation, winterization and repairs

Irrigation systems in the common areas activation, winterization and repairs

Garage doors

Tree/shrub- removal/ trimming as needed if originally planted by developer or planted by the association

Water heaters

## HOMEOWNER

Trash/Recycle bins stored in garage  
(Out Wednesday evenings and put  
up by Thursday evening- If Thursday  
falls on a holiday then pick up will  
not occur until the following Saturday

Picking up and properly disposing of pet waste

Parking in garages when at all possible  
and in driveways /No parking on the streets

Exterior cleaning-pressure washing of driveways,  
patios, decks and gutters

Avoid damage to common area trees, landscape  
drainage area, irrigation systems, call box,  
community signage, front gates and mailbox  
area, NO hanging items from trees

Keep all patios, decks and drive way and yards  
Clear of excessive or un-kept items

## HOMEOWNER'S ASSOCIATION

Exterior painting (does not include doors)

Front Gates-unless damaged by  
homeowner or homeowner's  
guest

Front entry call box-unless damaged  
by homeowner or homeowner's  
guest

\* Irrigation systems if activated must be winterized each fall and the main shut off valve to the main water line turned off. The HOA is not responsible for burst backflow preventers due to negligence. The water can only be turned off, if the proper shut off main valve cannot be located, by the actual unit owner, not the HOA board or Ghertner. This applies to all owner occupied or rental units.

\*\*The water and sewer lines repairs and responsible party would be determined by the type of damage and scope of repairs.