

QUICK REFERENCE LIST OF RESPONSIBILITIES

Item	Owner Responsibility	Assoc. Responsibility	Notes
Air conditioner/ Furnace	X		Includes interior and exterior units; air handler; condenser; and ductwork
Attic Insulation	X		Any increase or replacement is owner's responsibility
Cable/Internet		X	Cable and internet is included in monthly assessment.
Doorbell	X		Repair or replacement
Dryer vent	X		Cleaning
Exterior Cameras and/or Spotlights	X		Needs ACC approval prior to installation
Exterior Lighting	X		Bulbs, repair or replacement of fixture. Needs ACC approval if making changes.
Exterior cleaning: painted surfaces, pressure washing (includes repair of small stucco cracks and caulking cracks or shrinkage)	X		Association will do this one time per year; however, owner is responsible in between annual cleanings.
Exterior Faucet	X		If damaged or stucco is damaged. Owner is responsible
Exterior Painting		X	
Exterior stucco	X		Association will repair minor cracks at the time of annual cleaning or painting in order to prepare for paint, owner is responsible in between.
Front Door	X		Replacement if needed. Prior ACC approval required.
Front Door Hardware	X		ACC approval required
Front Door Light Fixture or Garage Fixture	X		ACC approval required for replacement
Front door painting		X	Will be addressed when exterior painting done
Front screen/storm door	X		ACC approval required
Gutters		X	
Interior painting	X		
Irrigation system		X	HOA responsible for system and sprinkler heads unless damaged by owner (if damaged by owner, Association will seek cost of repair)

Mowing and weeding of grass and commons		X	
Landscaping changes including additions and removals of Common Areas		X	
Landscaping changes made by owner	X		
Landscape trimming		X	
Roof top patio and pergola	X		ACC approval required for changes. Owner responsible for repairs and maintenance
Pest control interior	X		Current pest control company will treat interior at owners expense.
Plumbing repairs for any plumbing that services your unit	X		
Roof	X		
Sidewalk and driveway cleaning	X	X	Association will perform once per year, owner responsible in between
Trash		X	
Tree trimming/Palm trimming		X	
Water/sewer service		X	
Windows and sliding glass doors	X		Cleaning, replacement or repair. Replacements must have ACC approval.
Repair and replacement of concrete walks and driveways on Lot or on any right of way abutting lot	X		ACC approval required for changes.
Maintenance, repair and replacement of fascia, eaves window and door returns, and vents	X		ACC approval required for changes. Association will clean once a year but not any areas within or around a screened area, owner is responsible for in between and for screened areas always