

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 |