

Item #	Homeowner	Maintenance Responsibility List	
		Association	Item Description
1	X		Air Conditioning and heating equipment HVAC and concrete pad
2	X		Awnings
3	X		Brick work on homes
4	X		Chimneys, including wash and cap
5		X	Common areas
6	X		Door bells
7	X		Drainage pipe connection on end of downspout
8	X		Driveways
9	X		Dryer vent - cleaning inside vent
10	X		Dryer vent cover outside
11	X		Metal or decorative edging materials around plant beds
12	X		Electrical outlets
13	X		Enclosures for trash cans
14	X		Exterior doors
15	X		Exterior door hardware
16	X		Exterior front and back house lights
17	X		Exterior siding and trim
18		X	Fence along Hobbs
19	X		Fencing on individual lots
20	X		Fixtures to provide water, light, power and telephone
21	X		Foundation or settling problems
22	X		Foundation (crawl space) doors and security
23	X		Foundation vents
24	X		Garage doors
25	X		Garage door openers
26	X		Gas grills
27	X		Glass surfaces - storm doors and windows
28		X	Gutter and downspouts - annual cleaning only
29	X		Hardware on all doors

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30	X		House numbers and plate
31	X		Interior repairs as a result of a roof leak or water penetration
32	X		Lamp posts
33		X	Lawns
34	X		Lightbulbs
35		X	Mailboxes and brick housing
36	X		Maintenance, repairs or replacement caused through the willful negligent act of the owner, family or guests
37	X		Maintenance, repairs, or replacements caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles and smoke
38		X	Painting of exterior doors and trim (must be kept consistent with community color scheme)
39	X		Patios
40	X		Plumbing
41	X		Power vent fans in roofs
42	X		Roof (Shingle selection requires approval of HOA/ARC Board prior to <u>purchase and installation.</u>
43	X		Room additions (Requires design approval of HOA/ARC Board prior to owner signing contract with builder.)
44	X		Screens
45	X		Screen doors
46	X		Screened porches
47	X		Sewer lines - on individual Homeowner Property
48		X	Sewer lines - Mainline in Common Area
49	X		Shutters (Requires design approval of the HOA/ARC Board)
50	X		Sidewalks
51	X		Skylights
52	X		Solar tubes
53		X	Sprinkler system in front yards - master controls
54	X		Stationary windows - entire window including sash
55	X		Storm doors

Item #	Homeowner	Association	Item Description
56		X	Street lights
57	X		Stone flower beds
58	X		Stepping stones
59	X		Steps - interior and exterior
60	X		Subsurface leakage in crawl space
61	X		Trees, shrubs, plants
62	X		Trellis
63	X		Utility lines, fixtures and/or connections required to provide internet service, light, power, telephone an TV service to lot and home
64	X		Waterline - from meter to house
65		X	Waterlines - from mainline to homeowners meters
66	X		Water spigots
67	X		Weather stripping on window and doors
68	X		Window sashes
69	X		Wood decks and railings on sides and back of homes
70	X		Wood railings at front porch of homes