

QUICK REFERENCE LIST OF RESPONSIBILITIES

Item	Owner Expense	Assoc. Expense	Notes
Air conditioner/ Furnace	X		Includes interior and exterior unit
Attic Insulation	X		Any increase or replacement is owners 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 and neighbor agreement prior to installation
Exterior Lighting	X		Bulbs, repair or replacement of fixture
Exterior cleaning: exterior of gutters, painted surfaces, lighting	X		
Exterior Faucet	X		If damaged or stucco is damaged. Owner is responsible
Exterior Painting		X	Units are on a rotating schedule
Exterior stucco		X	Most repairs will be done when units are painted
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 with 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
Mowing and weeding of grass and commons		X	

Landscaping changes including additions and removals	X		Needs ACC approval
Landscape trimming		X	
Lanai screens	X		ACC approval needed to add screening
Patio	X		ACC approval required. Owner responsible for repairs and maintenance
Pest control interior	X		Current pest control company will treat interior at owners expense.
Pest control exterior		X	
Plumbing repairs interior	X		
Roof		X	Repairs and replacement
Sidewalk cleaning		X	
Trash removal	X		Owner responsible for hiring garbage company.
Tree trimming/Palm trimming		X	
Water/sewer service		X	
Windows and sliding glass doors	X		Cleaning, replacement or repair. Replacements must have ACC approval.