

## QUICK REFERENCE LIST OF RESPONSIBILITIES

Item	Owner Expense	Association Expense	Notes
Air Conditioner/ Furnace	X		Includes interior and exterior unit.
Attic Insulation	X		
Cable/Internet		X	Included in monthly assessment.
Doorbell	X		Repair and replacement. Camera Doorbells are permitted, prior ACC approval required.
Dryer Vent	X		Cleaning
Exterior Security Cameras	X		Requires prior ACC approval.
Exterior Lighting	X		Bulbs, painting, cleaning and repair or replacement of fixture. Prior ACC approval required for replacement.
Exterior Faucet	X		
Exterior Painting		X	Units are on a rotating schedule.
Exterior Stucco		X	Most repairs will be done when units are painted.
Front Door	X		Prior ACC approval required for replacement.
Front Door Hardware	X		Prior ACC approval required.
Front Door Painting		X	Will be addressed with exterior painting.
Front Screen/Storm Door	X		Prior ACC approval required for addition or replacement.
Garage Door	X		Prior ACC approval required for replacement.
Garage Door Painting		X	Will be addressed with exterior painting.

If prior ACC approval is required, additional specifications can be found on the Harbor Ridge HOA Architectural Standards.

Revised 3/28/2022

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Gutters/Downspouts		X	Maintenance and Repair.
New Installation of Gutters/Downspouts	X		Requires prior ACC approval.
House Numbers	X		Painting and or Replacement. No vinyl, self-adhesive numbers are permitted.
Interior Painting	X		
Irrigation System		X	
Lanai Screens	X		Prior ACC approval required to install a lanai screen enclosure.
Landscape changes to any planting beds outside unit.	X		Any changes, including additions and removals, require prior ACC approval. Adjustment to the irrigation system or relocation of sprinklers may be necessary when adding or removing plant material, when installing additional walkways or lanai/patio extensions. It is the responsibility of the homeowner to ensure the proper placement of the irrigation system when changes are made affecting its placement. For this reason, the homeowner must use the HOA landscaper/irrigation company when determining placement for the best water coverage and water pressure.
Landscape Trimming		X	
Mowing, Weeding and Fertilization of Grass and Common Areas		X	
Mulch		X	Rubber Mulch is homeowner responsibility.
Patio Additions and Extensions	X		Prior ACC approval required.

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Patio Maintenance and Repair	X		Includes weeding and power washing.
Pest Control – Interior & Exterior	X		
Plumbing Repairs - Interior	X		
Roof		X	Repair and Replacement. If due to a fire, hurricane, windstorm, tornado, or other casualty; homeowner's insurance policy will prevail.
Sidewalk/Driveway/ Front Door Walkway		X	Power washing
Trash Removal		X	Effective 1/1/2022, trash removal is included in monthly assessment.
Tree Trimming/Palm Trimming		X	
Water/Sewer Service		X	
Windows and Sliding Glass Doors	X		Cleaning, maintenance, and repairs. Window replacement requires prior ACC approval.

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