

**A = Association Responsibility**

**O = Owner Responsibility**

<u>Category</u>	<u>HOA/Owner</u>
Air Conditioner Drain Line Monthly Maintenance	O
Air Conditioner Drain Line – Individual in Unit	O
Air Conditioner Drain Line – Shared	A
Attic Space	A
Balcony Covers	O
Balcony Lattice and Structure	A
Building Exterior Structure <i>(includes flashing, gutters, downspouts, etc.)</i>	A
Chimney Structure	A
Chimney Cleaning	O
Chimney Repairs - Interior	O
Doorbell	O
Doors – Exterior/Interior	O
Drain Lines Interior Serving One Unit (includes kitchen, bathroom, and laundry) Owner is responsible for all repairs including damage to other units and HOA property	O
Drain Lines Interior Shared	A
Drains & Sewer Lines – Underground	A
Driveways, Alleys, and Parking Pavement	A
Dryer Vent Cleaning	O
Dryer Vent Exterior and Dryer Vent Cap	A
Electrical – Exterior Breaker Box	O
Electrical – Interior Wiring & Fixtures	O
Electrical – Gutter Box and Wiring from Transformer	A
Electrical Meter	A
Electrical Wiring to and from the meter	O
Exterior Light Fixtures that operate from inside of the unit	O
Extermination – Exterior Only <i>(includes rodents, termites, ants, bees, and wasps)</i>	A
Fireplace – Annual Inspection & Cleaning	O
Fireplace – Repairs Exterior	A
Fireplace – Repairs Interior	O
Fence	A
Fence – Double Fencing: Staining	O
Foundation <i>(HOA will repair only after foundation is evaluated by a structural engineer. HOA is responsible to bring walls and ceilings back to textured primes surfaces, no painting required. HOA will paint using owner supplied paint)</i>	A
Furnace Including Annual Inspection	O
Gas Line Inspection – Common Lines	A
Gas Line Inspection – Individual Lines downstream from furnace shut off valve	O
Gate Latch – Original only	A
Gate Locks	O
Inspection Reports	O
Insurance – Common Area & Structure	A
Insurance – Contents, Upgrades & Liability for Damages to your unit and neighboring units from leaks & other, HOA insurance deductible (if applicable)	O