

CCR	Maintenance, Repair or Upkeep Obligation	Responsible Party	
		Association	Owner
5.1	Common Property	X	
Pipes			
5.1 (f)	Storm Water Drainage Pipes, Lines and Conduits which exclusively serve a unit		X
Garage Doors			
5.4 (a) (i)	Exterior surfaces of garage doors	X	
5.4 (a) (i)	Operation of garage doors and all related equipment		X
Roofing			
5.4 (a) (ii)	Roof Decking and shingles	X	
Downspouts and Gutters			
5.4 (a) (iii)	Downspouts and Gutters	X	
Exterior Surfaces			
5.4 (a) (iv)	Painting and pressure washing the exterior building surfaces of a unit	X	
Decks			
5.4 (a) (v)	Painting and/or staining and/or sealing of deck or balcony which is attached to a residential dwelling on a Unit	X	
5.4 (b) (iii)	Maintaining, repairing, and replacing all steps, decks, including joists and support structures of such decks, patios and patio surfaces and landscaping within the patios, planters and courtyards, if any		X
Foundations			
5.4 (a)	Waterproofing foundations		X
HVAC			
5.4 (b) (iv)	HVAC or similar equipment		X
Doors			
5.4 (a) (iv)	Painting and pressure washing of doors, hardware and glass of a unit		X
5.4 (b) (v)	All doors, including screen and storm doors, garage doors and door hinges, frames, glass, screens and hardware which are part of the entry system (other than exterior surfaces of garage doors as noted in 5.4 (a) (i))		X
Lighting			
5.4 (b) (vii)	Exterior lighting fixtures which serve the Unit		X
Windows			
5.4 (b) (viii)	All windows, including without limitation window screens, frames, glass and hardware		X
Foundations			

5.4 (b) (x)	Foundations and footings including waterproofing, either above or below grade		X
Driveways			
5.4 (b) (xiii)	All driveways and walkways serving the Unit		X
Landscaping			
5.5 (b) (i) (a)	Lawn mowing on a regular basis	X	
5.5 (b) (i) (b)	Tree and shrub pruning	X	
5.5 (b) (i) (c)	Lawn fertilization	X	
5.5 (b) (i) (d)	Weed control in pine straw beds	X	
5.5 (b) (i) (c)	Installation of pine straw on a schedule determined by the Board of Directors in its sole discretion		X
5.5 (b) (ii) (a)	Shrub Feralization		X
5.5 (b) (ii) (b)	Monitoring plants, shrubs and lawns for insecticide and disease		X
5.5 (b) (ii) (c)	Watering landscaped areas		X
5.5 (b) (ii) (d)	Keeping the lawn and garden areas generally alive and attractive		X
5.5 (b) (iii)	Lawn mowing on a regular basis, tree and shrub pruning, lawn feralization and week control in pine straw beds if areas is enclosed by a fence with a locked gate or pat or other obstacle is present in areas enclosed by a fence at the time maintenance is performed by the Association or its agents		X
General			
5.4 (b) (i)	Removal of litter, trash refuse		X
5.4 (b) (ii)	Compliance with all governmental health and police requirements		X
5.4 (b) (vi)	House bibs contained in the exterior walls of a Unit		X
5.4 (b) (ix)	All exterior hardware		X
5.4 (b) (xi)	Repairing exterior damage to improvements including rotten wood, soffits and fascia boards		X
5.4 (b) (xii)	Any pipe(s), wire(s), conduit(s) which serve only the Unit		X
5.4 (b) (xiv)	All structural components of the residential dwelling located on a Unit, including roof joists, trellis and similar support structures		X