

EXTERIOR SURFACES Schedule of Responsibility July 2021

Item	HOA	Owner	Item	HOA	Owner
Air conditioners		X	Garage masonry - m&r	X	
Attic fans and related flashing		X	Gutters and downspouts - replacement in cycle	X	
Awnings - patio retractable - paint and m&r		X	Gutter helmets & cleaning		x
Awnings - window - paint and m&r		X	House, garage, & party wall T1-11 - paint in cycle	X	
Balcony floors - m&r		X	House, garage, & party wall T1-11 - paint not in cycle		X
Balcony floors - paint		X	Light fixtures (houses & garages, not street lights)		X
Balcony surround -solid or rail - m&r		X	Mail boxes and stands	X	
Balcony surround -solid or rail - paint in cycle	X		Party walls: studs, siding, & coping caps - m&r	X	
Balcony surround -solid or rail - paint not in cycle		X	Patio concrete		X
Chimneys masonry - m&r	X		Patio covers other (metal, pergola, etc) - m&r		X
Chimneys siding T1-11 - m&r	X		Patio covers other (metal, pergola, etc) - paint		X
Chimneys siding T1-11 - paint in cycle	X		Patio covers shingled - m&r	X	
Chimneys siding T1-11 paint not in cycle		X	Patio covers shingled - paint	X	
Courtyard concrete		X	Patio covers shingled - roof	X	
Courtyard gate - m&r		X	Patio decks and steps		X
Courtyard gate - paint in cycle	X		Patio fence and fence gate		X
Courtyard gate - paint not in cycle		X	Roof - shingles and felt	X	
Door - garage courtyard entry - m&r		X	Roof vents - plumbing, attic and related flashing	X	
Door - garage courtyard entry - paint in cycle	X		Sewer lines not covered by city or utility		X
Door - garage courtyard entry - paint not in cycle		X	Sidewalks (between garages)		X
Door - garage overhead - m&r		X	Sky lights/light tubes & related flashing		X
Door - garage overhead - paint in cycle	X		Soffit vents	X	
Door - garage overhead - paint not in cycle		X	Water bibs		X
Door - home entry doors and sliders		X	Water lines not covered by city or utility		X
Driveways		X	Windows and screens		X
Foundations		X			
Foundation vents		X	(m&r = maintenance & repair)		
Foundation vent guards		X	Items not listed are the homeowners responsibility		