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| --- | --- | --- |
|  | **OBLIGATION OF OWNER** | **OBLIGATION OF ASSOCIATION** |
| Monument at Entrances\* | NONE | All cost |
| Maintenance and Utilities to Common Elements\* | NONE | All cost |
| Roofs\* | NONE | All cost |
| Gutter and Downspouts\* | NONE | All cost |
| Downspouts and Underground/Buried Drains\* | NONE | All cost |
| Exterior Building Surfaces\* | NONE | All cost |
| Siding and Brick Veneer\* | NONE | All cost |
| Overhangs\* | NONE | All cost |
| Painting Trim around Windows, Garage Doors & Storm Doors\* | NONE | All cost |
| Painting Exterior Doors and Front Pillars\* | NONE | All cost |
| Irrigation system\* | NONE | All cost |
| Lawn Care (includes trees up to 2” diameter, shrub plants and grass) planted by the Assn.\* | NONE | All cost |
| Snow Removal\* | NONE | All cost |
| Landscaping (including trees, plants & grass planted by Owner with or without Association approval | All cost | NONE |
| Grading/Drainage | All cost | NONE |
| Glass Surfaces of Exterior Doors, Garage Doors and Windows | All cost | NONE |
| Garage Doors | All cost | NONE |
| Storm Doors | All cost | NONE |
| Glass Surfaces and/or Screens | All cost | NONE |
| HVAC/Air conditioning Units | All cost | NONE  |
| Electric Fences | All cost | NONE  |
| Decks, Stairs and Patios (including Screens) | All cost | NONE |
| Driveways | All cost | NONE |
| Private walks, stoops and steps | All cost | NONE |
| Sump Pump Drains | All cost | NONE |
| Exterior Water Faucets | All cost | NONE |
| Exterior Lights and Electric Outlets | All cost | NONE |
| Dryer/Fan Vents | All cost | NONE |
| Mail Boxes & Post Stands Current Style\*\* | All cost | NONE |
| Additions added by Owner after Build-Out | All cost | NONE |

In the event that the need for maintenance or other cost is caused through the willful or negligent act of the Owner, the Owner’s family, guests, or invitees, the amount expended by the Association shall be added to and become part of the assessment to which such Owner is subject. This rule shall become effective on October, 2010.

\* Special Assessments may be imposed by the Association

\*\* Board Approval Required

In the event that the need for maintenance or other cost is caused through the willful or negligent act of the Owner, the Owner’s family, guests, or invitees, the amount expended by the Association shall be added to and become a part of the assessment to which such Owner is subject.

This rule shall become effective on October 4, 2010.