

# CELEBRATION SQUARE HOA

## Responsibilities of HOA versus Homeowners

	<u>HOA</u>	<u>Homeowner</u>
1. Common Area & Grounds:	X	
Maintenance, repair & improvements	X	
Alterations or additions by Homeowner		X
2. Doors (including storage):		
Maintenance and repair		X
Painting (scheduled)	X	
Painting (other than scheduled)		X
3. Electrical:		
Service to electric meter                      Progress Energy		
Service from meter to home		X
All wiring from meter including panel and inside home		X
Cable TV and phone connections		X
Exterior lighting attached to dwelling		X
4. Exterior building surfaces:		
Maintenance, cleaning & repair (also see glass surfaces)	X	
Board approved alterations		X
5. Glass surfaces:		
Maintenance and repair of windows, doors, door & window casings		X
Door and window sills, door & window locks		X
Storm doors		X
6. Gutters & downspouts maintenance and cleaning	X	
7. Insurance:		
Structure		X
Common areas	X	
8. Interior Damage:		
Repair to ceilings, walls, carpet, floors, underside of house (slab), etc caused by leaking roofs, siding, or foundations/walls, or from ground water		X
Interior damage from stopped up sewer lines		X
9. Mailboxes:		
Supports and boxes	X	
Locks		X

	<u>HOA</u>	<u>Homeowner</u>
10. Negligence: Negligent damage to grounds, building, parking lot or common areas		X
11. Nuisances: Removal or extermination of rodents, birds, squirrels, insects Regular termite treatment, wood destroying insects	X	X
12. Patio Areas: Maintenance to structure (concrete repairs) Cleaning Maintenance of planting, pruning, replacement, etc. Repairs due to negligence		X X X X
13. Plumbing System: Water line from main to meter Water line from meter to house Water lines under and within walls of dwelling Sewer line main Sewer line from main to house & including house Outside water faucets Water heater and equipment	X  X	X X X X X X
14. Roof: Roof covering (shingles), maintenance & repair Sheathing & framing (under shingles) Interior damage from roof leak	X	X X
15. Screens: Window & door (maintenance, repair/replacement)		X
16. Trash Containers		X
17. Trees, shrubs & planting: Maintenance in common areas Maintenance/replacement in patio areas Alterations or additions by homeowner (Board Approved)	X	X X