

The Hammocks Community Association
RESPONSIBILITY CHART

(Approved by the Board of Directors - April 2006)

(Revised & Approved by the Board of Directors - January 2009)

ITEM	OWNERSHIP CLASSIFICATION	MAINTENANCE RESPONSIBILITIES
Architectural Review Guidelines	Unit	The homeowner is not to paint or otherwise decorate or change the appearance of a home's exterior without first receiving Association approval.
Heating and Air Conditioning	Unit	The homeowner is responsible for the repair and replacement of all heating and air conditioning equipment, whether located inside or outside the home.
Pest Control	Unit	The homeowner is responsible for pest control within the unit.
Plumbing	Unit	The homeowner is responsible for maintaining the home's plumbing system, to include leak repairs.
Sliding Doors	Unit	The homeowner is responsible for the maintenance and replacement of sliding doors.
Utilities	Unit	Hook up, maintenance, and repair of internal utilities, such as water, power, and telephone, will be at the homeowner's expense.
Windows and Screens	Unit	The homeowner is responsible for the maintenance and replacement of windows. This also includes the replacement of screens.

Decks, Patios and Porches	Unit	<p>The homeowner is responsible for the maintenance and replacement of decks, patios and porches, including the maintenance and painting of the unit's porch railings.</p> <p>Please follow ASC painting guidelines & approval process.</p>
Exterior Doors	Unit	<p>The homeowner is responsible for the maintenance and replacement of exterior doors.</p> <p>The Owner is responsible for the painting of each unit's exterior doors following ASC painting guidelines & approval process.</p>
Fences	Limited Common Element	<p>The homeowner is responsible for the replacement and painting of the inside and outside of the backyard fence.</p> <p>The Association is responsible for the replacement and painting of common area fences (fences in front/between homes).</p>
Landscaping	Limited Common Element	<p>The homeowner is responsible for all landscaping maintenance inside the homeowner's fenced backyard.</p> <p>The Association is responsible for the upkeep and replacement of all landscaping within the community that was originally installed by the Association.</p>
Lighting and Light Fixtures	Limited Common Element	<p>The homeowner is responsible for the maintenance of exterior lights and fixtures that are illuminated from a source within the unit.</p> <p>The Association maintains all other lighting.</p>
Roof	Limited Common Element	<p>The homeowner is responsible for repairing leaks due to roof damage. Required sheetrock repairs to a unit's interior as a result of roof damage will be paid for by the homeowner.</p> <p>The Association is responsible for roof replacement on a scheduled basis.</p>

Exterior Painting	Unit	The homeowner is responsible for the maintenance and painting of exterior siding and trim following the ASC guidelines & approval process.
Exterior Siding	Common Element	The Association is responsible for the maintenance and/or replacement of exterior siding.
Irrigation Systems	Common Element	The Association is responsible for the maintenance and turning on/off of each unit's irrigation system. The maintenance only includes the irrigation system and components in the common area; this excludes maintenance of the irrigation system and components inside a homeowner's backyard fence.
Miscellaneous	Common Element	<p>The Association is responsible for maintaining all common elements including but not limited to any road areas (including common driveways), common fences, gazebos, and irrigation systems.</p> <p>Damage to common elements resulting from the negligence of a homeowner, guests of a homeowner, or an individual employed by a homeowner will be the responsibility of that owner.</p>

*****Note: The Association's responsibility is to provide maintenance and/or replacement of the items mentioned above will be based upon the Master Schedule.***