

THE GABLES HOMEOWNERS ASSOCIATION RESPONSIBILITY CHART

ITEM	OWNERSHIP CLASSIFICATION	MAINTENANCE RESPONSIBILITIES
1. Heating & Air Conditioning	Unit	The unit owner is responsible for repair and replacement of any and all heating and air-conditioning equipment whether located inside or outside the unit.
2. Plumbing	Unit	The unit owner is responsible for maintaining the plumbing system for the unit.
	Common Element	Repair and replacement of pipes, wires, and conduit servicing more than one lot for which a utility company is not responsible shall be the responsibility of the Association
3. Windows & Screens	Unit	The unit owner is responsible for cleaning, repair and replacement
4. Sliding Doors	Unit	The unit owner is responsible for the maintenance and replacement of all sliding doors, frames, rollers, hardware and screens.
5. Exterior Door.	Unit	The unit owner is responsible for the replacement of all exterior doors, frames, hardware and screens.
	Common Element	The Association is responsible for the painting of the exterior doors.
6. Decks, Porches, Patios,	Unit	The unit owner is responsible for the maintenance and replacement of all exterior doors, frames, hardware and screens
7. Lighting & Light Fixtures	Limited Common Element	The unit owner is responsible for maintaining any exterior lights and fixtures that are illuminated from a source within the unit. The association maintains all other lighting.
8. Roof	Common Element	The Association is responsible for all roof repairs. Any required sheetrock repairs to the interior of the units as a result of roof damage shall be paid for by the unit owner.
9. Pest Control	Unit	The unit owner is responsible for pest control within the unit.
	Common Element	The Association is responsible for exterior pest control.
10. Leaks & Leak Repairs	Unit	The unit owner is responsible for repairs to all plumbing specific to the unit. If a leak in the unit owners plumbing causes damage to any other unit, that unit owner from whose unit the leak

originated is responsible for any and all repairs to the damaged unit

11. Utilities	Unit	The hook up, maintenance and repairs of internal installations of the unit such as water, power, and telephone shall be at the owner's expense
12. Architectural Review Guidelines		The unit owner is not to paint or otherwise decorate or change the appearance of any portion of the exterior of the building.
13. Miscellaneous	Common Elements	The association shall maintain all common elements including but not limited to any parking areas, fences, sand fencing, dumpsters, irrigation system, septic tanks and septic systems. Any damage to the common elements resulting from the negligence of an owner, guests of an owner or any individual employed by an owner will be the responsibility of that owner.
14. Landscaping	Common Element	<p>The Association shall be responsible for the upkeep and replacement of all landscaping with the community.</p> <p>NOTE: Owner approved plantings will not be the Associations responsibility in regards of replacement & maintenance.</p>
15. Siding	Common Element	The Association is responsible for the upkeep, painting, maintenance, repairs and replacement of the exterior siding of the unit.