

**THE VINEYARD AT TWELVE STONES  
HOA /HOMEOWNER RESPONSIBILITY MATRIX**

The following is a Responsibility Matrix providing a quick overview of what items are covered by HOA covenants and which items are the homeowners responsibility.

No.	Responsibility Matrix Item Description	HOA	Unit Owner
1	Common ground maintenance (Ponds, Gazebo, Entrances)	X	
2	<b>Deck/Patio and /or Enclosure (not original to home)</b>		X
3	Windows, Front & Rear Entry Door jams and thresholds	X	
4	Front & Rear Doors (HOA Max Allowance - \$800 to Refinish / \$1,500 to replace)	X	
5	Driveway Repair / Broken or uneven (surface cracks not covered)	X	
6	<b>Driveway Washing and Sealing (Recommended every 3 years Min.)</b>		X
7	<b>Dryer Vents / exposed</b>		X
8	<b>Exterior Cleaning</b>		X
9	<b>Exterior Lighting (Bulb or fixture replacement must conform to as built)</b>		X
10	Exterior of Unit as built (stone/brick repair, siding, shutter, flower boxes)	X	
11	Fences - Perimeter Boundary Common Ground ( <b>Unit owner installed</b> )	X	X
12	Foundation, Bearing walls, columns	X	
13	Front and Back Porches - Original to home as built	X	
14	Garage Doors - Exterior Painting \$200 max ( <b>replacement by owner w/conformity</b> )	X	X
15	Generators (Owner installed per HOA guidelines)		X
16	Gutter & Downspouts (repair/replace per original to home) ( <b>Upgrades by owner</b> )	X	X
17	<b>HVAC Systems / Water Heaters etc.</b>		X
18	Lawn & Landscape Maintenance (original to home) / <b>Owner planted landscape</b>	X	X
19	<b>Interior Maintenance</b>		X
20	Irrigation System, Water & Maintenance	X	
21	Mailboxes - repair/paint or replace	X	
22	Plumbing (From Meter to Home) ( <b>All Interior plumbing, fixtures etc.</b> )	X	X
23	<b>Pool - Owner installed (No community pool)</b>		X
24	Railing (Original color as built)	X	
25	Retaining Walls / French Drains / Field Drains/drainage	X	
26	Roof Repair (Not covered by Homeowners Insurance)	X	
27	<b>Satellite Dish (per HOA Guidelines)</b>		X
28	Siding & Exterior Trim Painting (Original Color as built)	X	
29	<b>Termite &amp; Pest Control</b>		X
30	<b>Unit Homeowner's Insurance (Fire, Flood, Wind &amp; Storm w/HOA Additionally Insur.)</b>		X
31	Utilities (Outside Unit) ( <b>Inside Unit</b> )	X	X