

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	Deck/Patio and /or Enclosure (not original to home)		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	Driveway Washing and Sealing (Recommended every 3 years Min.)		X
7	Dryer Vents / exposed		X
8	Exterior Cleaning		X
9	Exterior Lighting (Bulb or fixture replacement must conform to as built)		X
10	Exterior of Unit as built (stone/brick repair, siding, shutter, flower boxes)	X	
11	Fences - Perimeter Boundary Common Ground (Unit owner installed)	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 (replacement by owner w/conformity)	X	X
15	Generators (Owner installed per HOA guidelines)		X
16	Gutter & Downspouts (repair/replace per original to home) (Upgrades by owner)	X	X
17	HVAC Systems / Water Heaters etc.		X
18	Lawn & Landscape Maintenance (original to home) / Owner planted landscape	X	X
19	Interior Maintenance		X
20	Irrigation System, Water & Maintenance	X	
21	Mailboxes - repair/paint or replace	X	
22	Plumbing (From Meter to Home) (All Interior plumbing, fixtures etc.)	X	X
23	Pool - Owner installed (No community pool)		X
24	Railing (Original color as built) Upon homeowner request HOA may install Safety Railing	X	
25	Retaining Walls / French Drains / Field Drains/drainage	X	
26	Roof Repair (Not covered by Homeowners Insurance)	X	
27	Satellite Dish (per HOA Guidelines)		X
28	Siding & Exterior Trim Painting (Original Color as built)	X	
29	Termite & Pest Control		X
30	Unit Homeowner's Insurance (Fire, Flood, Wind & Storm w/HOA Additionally Insur.)		X
31	Utilities (Outside Unit) (Inside Unit)	X	X