

CANNON RIDGE HOMEOWNERS ASSOCIATION
HOMEOWNERS AND ASSOCIATION RESPONSIBILITIES

	<u>Association</u>	<u>Homeowner</u>
<u>Common Area</u> (Grounds)		
*Maintenance, repair, & improvements	X	
*Alterations or additions by homeowner	(BOD Approval)	
<u>Doors</u> (including storage)		
*Maintenance & repair		X
*Painting (scheduled)	X	
*Other than scheduled		X
<u>Electrical</u>		
*Service to electric meter.	CP&L	
*Service from meter to house.		X
*All wiring from meter including panel & inside house.		X
*Cable TV and phone connections.		X
*Exterior lighting attached to dwelling.		X
<u>Exterior building surfaces</u>		
*Maintenance (cleaning) & Repair (also see "Glass Surfaces").	X	
*Alterations	(BOD Approval)	
*Damage from Catastrophic events - wind, hail, fire, vandalism, etc.		X
<u>Glass Surfaces</u>		
*Maintenance & repair of windows, doors, door & window casings, door and window sills, door & window locks.		X
*Storm doors		X
<u>Gutters & Downspouts</u>		
*Maintenance & cleaning	X	
<u>HVAC</u> (Heating & AC Equipment)		
*Maintenance & repair including lines, ducts, drains, condensers, compressor & electrical connections.		X
<u>Insurance</u>		
*Structure		X
*Common area	X	
<u>Interior Damage</u>		
*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
<u>Mailboxes</u>		
*Supports & boxes	X	
*Locks		X

Negligence

*Negligent damage to grounds, building, parking lot or any common areas. X

Nuisances

*Removal or extermination of rodents, birds, squirrels, insects, woods destroying insects, (termites) etc. X

Patio Areas

*Cleaning X
 *Maintenance of plantings, pruning, replacement, etc. X
 *Repairs due to negligence. X

Plumbing System

*Water line from main to meter. X
 *Water line from meter to house. X
 *Water lines under and within walls of townhouse. X
 *Sewer line main. X
 *Sewer line from main to house and including house. X
 *Outside water faucets. X
 *Water heater & equipment. X

Roof

*Covering (shingles) maintenance & repair. X
 *Sheathing & framing (under shingles). X
 *Interior damage from roof leak. X
 *Catastrophic damage to roof X

Screens

*Window & door (maintenance, repair/replacement). X

Trash Containers (Kept in back patio area) X

Trees, Shrubs, & Plantings

*Maintenance in common areas. X
 *Maintenance/replacement in patio areas. X
 *Alterations or additions by homeowner. (BOD Approval)