

**SUNNYBROOK TOWNHOMES HOMEOWNERS ASSOCIATION**  
**HOMEOWNERS AND ASSOCIATION RESPONSIBILITIES**

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

**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)