

**HERITAGE SPRING
HOA VS OWNER MAINTENANCE RESPONSIBILITIES**

HOA MAINTAINS THE FOLLOWING:

Roofs
Gutters
Exterior walls
Siding
Trim
Patios- original construction
Fences- original construction
Decks- original construction
Doors/Window- exterior paintable surface only
Common Area structures and landscaping
Mail Kiosk Structure, mail box doors (not locks)
Private Streets
Grass, plants, shrubs, trees, landscaping installed by Developer or HOA
Irrigation System
EXCEPTIONS: HOA is not responsible for mtncce of yard improvements inside fencing installed by owner
Damage from utility or government entity

OWNER MAINTAINS THE FOLLOWING:

Driveway
Windows
Doors
Yard improvements
Insurance for structure and contents
Plumbing lines (water & sewer) inside home and in yard to street connection
Foundation of home, structure of roof
Individual locks on mailbox
HVAC system
Any thing not specifically stated as responsibility of HOA.