

Selected Item is the Responsibility of:	Home Owner	Association	Comments
Air Conditioners	X		Replacement, repairs, base and stability of unit
Any damage to common area or exterior of building directly caused by owner	X		Contact HOA Manager
Attics/crawl space/trusses	X		
Appliances/owner equipment	X		
Awning	X		"ACC" Application Required
Balconies (wooden)	X		"ACC" Application Required
Basement Slab	X		
Cables & Satellites dishes for TV and Phones	X		"ACC" Application Required - Includes repairs for damage to Unit during installation & removal of devices & cables
Clogged/Frozen pipes	X		
Condensation problems	X		
Driveways	X		Original Driveway Replaced once by HOA (If funds available)then owner responsibility
Electricity - home	X		
Exterior alterations - common area	X		"ACC" Application Required
Exterior alterations - Unit	X		"ACC" Application Required
Exterior Doors, Frames & Hardware	X		"ACC" Application Required
Exterior light fixtures & bulbs (except garage lights)	X		Recommend GE Energy Smart CFL 13 watts

Note: "ACC Application" = "Application for Exterior Alteration or Architectural Design Modification" must be submitted and approved by HOA board (Architectural Control Committee). Form available on the Sonnet Springs website www.sonnetsprings.org

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Exterior Motion sensors/Lights	X		"ACC" Application Required
Fireplaces & Flues	X		
Flower Pots/Potted Plants -(Window Boxes not allowed)	X		"ACC" Application Required (see Rules & Regs. 8.1 - 8.3)
Foundations	X		"ACC" Application Required
Furnace/Hot Water Heater	X		
Garage Door - repairs & replacement	X		"ACC" Application Required
Garage Slab	X		"ACC" Application Required
Gates and Steps - wooden (replacement and repairs)	X		"ACC" Application Required for replacement and repairs (Stained on 3 year rotational basis by HOA)
Ground Water (intrusion,clean-up, repairs)	X		
Helical piers	X		"ACC" Application Required
Insurance - owner's contents	X		
HOA Insurance Deductibles	X		Association Master Property Policy deductible notice sent annually - deductible paid from Homeowner policy (HO-6)
Interior alterations/construction	X		
Interior pest control (including ants)	X		
Mold	X		
Outdoor Water Facets	X		Includes all plumbing that connects to facet

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Patio -(rear of Unit) concrete floor & walls - Replacement & repairs	X		"ACC" Application Required (staining of any wooden surfaces done by HOA on 3 year rotational basis)
Plumbing	X		From Tap to Unit and inside Unit
Porch/Steps at entrance	X		"ACC" Application Required
Radon Detection Systems	X		
Railings (metal)	X		"ACC" Application required to add railing, owner responsible for maintenance
Screens	X		"ACC" Application required
Sidewalks	X		"ACC" Application required
Skylights	X		NOT ALLOWED
Snow & Ice Removal - Sidewalks, Driveways, Porches	X		Less than 2" of snow
Snow & Ice Removal - Back deck & patio	X		See Amendment to Declaration Sec.6.1.dd
Storm Doors	X		"ACC" Application Required to Install or replace
Utility Meters	X		
Sump Pumps	X		"ACC" Application Required
Water Infiltration/intrusion/seepage	X		
Windows & Window Glass	X		"ACC" Application Required
Window Wells - Replacement, Maintenance, Cleaning, Covers, Drainage	X		"ACC" Application Required

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