

## ASSOCIATION RESPONSIBILITIES

- A. Painting of all exterior surface of units, garages, Cabana, and Clubhouse, which includes—but is not limited to—the following:
  - 1. Wood trim
  - 2. Fencing surrounding pools
  - 3. Original front doors and original garage doors
  - 4. Stucco
  - 5. Clubhouse and attached restrooms
  - 6. Cabana and attached restrooms
  
- B. Maintenance of all roofs (homes, garages, Cabana, Clubhouse)  
This does not include roof supports in the attics of the homes
  
- C. Maintenance of Mansards
  
- D. Plumbing, electrical, and general repair of the Clubhouse and the Cabana
  
- E. Maintenance and repair of all pools
  
- F. One half the cost of the materials for a wood or slumpstone fence that is adjacent to a Common Area  
\*\*The project must first be approved by the CTHOA Board of Directors
  
- G. Maintenance of sprinkler systems
  
- H. Landscaping—trees, shrubs, planters, grass, and walkways within the Common Areas
  
- I. Maintenance of fences, concrete, and signs in Assigned Parking spaces
  
- J. Issuance of Assigned Parking spaces

## **HOMEOWNERS' RESPONSIBILITIES**

- A. Exterior front doors, patio door leading to garage, garage door, and all thresholds including the structural integrity and maintenance of each.
  - \*\*All front doors must be painted white.
  - \*\*This excludes original garage doors, which will be painted, but no maintained by the Association
- B. Exterior door knobs and hinges
- C. Doorbells, doorbell switches, and doorbell wiring
- D. Exterior glass surfaces and window screens
- E. Interior and exterior light fixtures, outlets, and associated wiring
- F. Interior and exterior hand rails
- G. Landscaping, ground surfaces, and garage/patio walls within the patio area of a home
- H. Patio covers within the private patio area.
  - \*\*All patio covers must be approved by the CTHOA Board of Directors
- I. Individual fencing between patios.
  - \*\*All fences between homes must be approved by the CTHOA Board of Directors
- J. Tiled bars within the patio area
- K. Plumbing—from the water meter to the home, and throughout the home
- L. Electrical wiring of a home
- M. Interior walls, ceilings, and moldings
- N. Wall studs
- O. Air conditioners, heaters, and all duct work
- P. Floors and floor coverings
- Q. Interior doors
- R. All electrical appliances
- S. Damage to the interior of a hoe from water of any source
- T. Pest control inside and outside of a home.
  - \*\*This includes termites, bees, wasps, and other flying insects
- U. Attic vents
- V. Rain gutters