

Villas at Summit Reserve Condos Maintenance			
A= Association Responsibility			
O= Owner Responsibility			
Air Conditioner Unit	O	Interior Repairs due to Exterior Repairs	A/O
Boots (Roof)	A	Keys	O
Chimney Caps/Screens	A	Lights, Front Door	A
Common Areas	A	Lights, Garage	O
Door Locks	O	Lights, Porch/Patio	A
Door Painting	A	Lights, Street	A
Doors (frames, etc)	O	Mail Boxes	A
Electrical Outlets (Exterior)	A	Mail Box Keys	A
Exterminating	O	Mail Box Key Replacement	O
Events of Mother Nature	O	Mail Box Maintenance/Replacement	A
Faucets	O	Painting (Exterior)	A
Furnace	O	Patios	O
Foundation Slab	O	Patio Maintenance or repair	O
Garage Door	O	Patio Fences	A
Garage Door Mechanism	O	Roof	A
Garage Floor	O	Roof & Dryer Vents	O
Gutter/Downspouts Maint/Cleaning	A	Sidewalks	A
Hot Water Tanks	O	Shutters	A
Insurance (Common Areas)	A	windows (seals, caulk, replacement, frames)	O
Interior Repairs	O		
Grounds Maintenance			
Mowing	A	Bush/shrub trimming	A
Weeding	A	Snow plowing-Streets	A
Mulching	A	Snow plowing-Driveways, Sidewalks	A
Fertilization	A	Snow plowing-Patios	O
Utilities			
Monthly Sewer Expenses	A	Gas Service Meter	O
Monthly Water Expenses	A	Water Service Meter	A
Monthly Electric & Gas Expenses	O	Electric Service Meter	O
Trash Removal	A		
Water,gas,plumbing, electrical lines within exterior walls			O

Paint color: 2809 Rockwood Shutter Green- Sherwin Williams

All exterior changes require an approved architectural control application