

**Carriage Crossing Homeowners Association**  
**ASSOCIATION AND HOMEOWNER RESPONSIBILITIES**

<b>Component</b>	<b>Association</b>	<b>Homeowner</b>
<b>Roofs, Siding, Gutters Foundation, Doors, Windows Wood trim, garage door (all home)</b>	None	Repair, Replacement painting, cleaning
<b>Fences, Patios, Decks</b>	None	Repair, Replacement, Painting Staining
<b>Driveways</b>	None	Repair, Replacement, Seal coating & Crackfill
<b>Extermination</b>	None	All
<b>Sidewalks</b> from driveway to doors	None	Repair-Replacement,
<b>Sidewalks</b> parallel to Street	Repair-Replacement	None
<b>Landscaping on Homeowner Lots</b>	Mowing, weeding front & side beds, chemical applications for turf	Responsible for all plants, shrubs, trees, flowers, seeding (all pest control) "Not withstanding contractual Agreement with landscaper" -Rules and Regulations
<b>Landscaping for Common Areas</b>	All	None
<b>All Sewer lines, plumbing, water, electrical, propane HVAC</b>	None	Maintenance, Repair and Replacement
<b>Underground propane Storage</b>	Owned & maintained by supplier	None
<b>Lights - exterior light posts</b>	None	Maintenance, Repair, Replacement
<b>Lights-common</b>	Gruber & Carriage Court (Peco maintains)	None
<b>Snow Removal- all front walks driveways, parking lot</b>	All	None
<b>Storm Drains</b>	All	None
<b>Road and Parking lot</b>	All	None
<b>Trash</b>	Contract	Place by curb
<b>Insurance</b>	common areas	Home and Lot

Adopted and Approved by the Executive Board of Directors November 14, 2018