

**WHAT YOUR HOMEOWNERS ASSOCIATION GIVES YOU IN RETURN FOR THE MONTHLY FEE  
(What the UNIT19 HOA and the Homeowners are Responsible for)**

**Approved 05/08/2017**

Item	Responsibility	ACR required	Notes
Additions to Original Unit (includes roof addition and pony walls)	Homeowner	Yes	Homeowner must pay painting & roof maintenance costs for the addition until date determined by the Board.
Awnings	Homeowner	Yes	Color must blend with building color---see "Architectural Change Request Policy" listed under "Policies and Helpful Information" on UNIT19's Web site.
Electrical Conduit & TV/Satellite Cables on Exterior	Homeowner	Yes	Not allowed on roof & must be painted building color.
Entrance Doors	Homeowner	Yes	Color must be the same or blend with building colors---see "Architectural Change Request Policy" listed under "Policies and Helpful Information" on UNIT19's Web site.
Exterior Light Fixtures	Homeowner	Yes	Must blend into the décor of the buildings---see "Architectural Change Request Policy" listed under "Policies and Helpful Information" on UNIT19's Web site.
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Garage Doors - Not Original	Homeowner	YES	Color of garage doors must be building color---see "Architectural Change Request Policy" listed under "Policies and Helpful Information" on UNIT19's Web site.
Garage Doors - Wood Original	Homeowner	Yes	\$350 dollars from HOA to homeowner for replacement.
Homeowner Decorations on Exterior of Unit	Homeowner		Must blend into the décor of the buildings and not be permanently attached--see UNIT 19'S "COMPLIANCE POLICY" listed under "Policies and Helpful Information" on UNIT19's Web site.

Mail Boxes Paint Exterior	Homeowner HOA	YES	HOA will paint.
Patio and Bell Tower Ceilings	HOA		Exception, roof leak caused by homeowner.
Planter Boxes	Homeowner	Yes	HOA will paint. See "Possible Planter Box Leakage Repair, for end units" listed under "Policies and Helpful Information" on UNIT19's Web site.
Window Screens & Screen Doors	Homeowner	Yes	Color must blend with building color---see "Architectural Change Request Policy" listed under "Policies and Helpful Information" on UNIT19's Web site.
Stucco Exterior	HOA		
Windows	Homeowner	Yes	Color must blend with building color---see "Architectural Change Request Policy" listed under "Policies and Helpful Information" on UNIT19's Web site.
Concrete Driveways & Walkways	HOA		Back to the original. Will repair trip hazards.
Custom Treatment of Cement Areas	Homeowner	Yes	Driveway, entry way, walk way & back patio color must blend with building color---see "Architectural Change Request Policy" listed under "Policies and Helpful Information" on UNIT19's Web site.
Building Slab	HOA		
Patio Slab - Original	HOA		Back to the original. Will repair trip hazards.
Patio Slab - Modified	Homeowner	Yes	Must blend into the décor of the buildings.
Front Walkway Gates	Homeowner	YES	Exception---middle units with original portico (lattice) & gate. Gates must be painted black or building color.
Original Patio Gates	HOA		Repair & painting black.
All Interior Items	Homeowner		Exception--Water damage from roof not caused by homeowner.
Grass Common Area	HOA		
Maintenance of Trees and Shrubs in Planter Boxes, Bell Towers, Entry Way and Patios	Homeowner		No Cat's Claw vines or wall climbing plants. See UNIT 19'S "COMPLIANCE POLICY" listed under "Policies and Helpful Information" on UNIT19's Web site.

Personal Irrigation Systems	Homeowner	Yes	No pipes on roof. Homeowner is responsible for any damage to exterior of building caused by personal irrigation system.
Bee Service	HOA		Place emergency call to the Unit19 Property Management Company for major bee problems.
Liability Insurance	HOA		\$ 5,000 deductible. See "Insurance Coverage" listed under "Policies and Helpful Information" on UNIT19's Web site.
Liability Deductible for \$5,000	Homeowner		Talk to your insurance agent about coverage.
Insurance Coverage for all Additions to Original Unit	Homeowner		Talk to your insurance agent about coverage.
Homeowner Insurance for Interior of Unit	Homeowner		Talk to your insurance agent about coverage.
Pest Control and Termite Treatment	Homeowner		Talk to your neighbors. Maybe the whole fourplex needs treatment!
Sewer and Drain Lines	Homeowner		Except when damage is caused by HOA trees
Water Pipes in Slab	Homeowner		Talk to your insurance agent about coverage.
Water Supply Main Line	HOA		Water meter to cutoff point at building.
Water Supply Line additions on the exterior of building	Homeowner	yes	Water lines on roof are not allowed. Pipes/Lines should blend in to the exterior, hidden where possible, and painted the color of the building.
Water Pipes on Roof-Existing	Homeowner	Yes	Not allowed. Must be relocated at homeowner's expense off roof before or when reroofing occurs.
Chimney	HOA		

Gutters	Homeowner	Yes	Color of Gutters Must be color of the building or building trim and maintained & cleaned by Homeowner--see UNIT 19'S "COMPLIANCE POLICY" listed under "Policies and Helpful Information" on UNIT19's Web site.
HVAC & Drain Pipe	Homeowner	Yes	HVAC replacement by homeowner must be coordinated between Premier Community Management and the HVAC installation company for roof inspection & resealing at homeowner's expense.
Roof	HOA	Yes	Water pipes, electrical conduit are not allowed on roof. Satellite Dishes are not allowed to be attached to roof --see "Satellite Dish Installation Does and Don't" listed under "Policies and Helpful Information" on UNIT19's Web site.
Changes to Roof by Homeowner	Homeowner	Yes	Changes to roof by homeowner must be coordinated between Premier Community Management and the roofing company for roof inspection & resealing at homeowner's expense.
Roof Repair, Homeowner Caused	Homeowner		Submit Maintenance Request. Roof repair will be done at homeowner expense.
Roof Vents-Homeowner Addition	Homeowner	Yes	Vent additions by homeowner must be coordinated between Premier Community Management and the vent installation company for roof inspection & resealing at homeowner's expense.
Satellite Dishes	Homeowner	Yes	Must not be attached to the roof--see "Satellite Dish Installation Does and Don't" listed under "Policies and Helpful Information" on UNIT19's Web site. The cables for the Satellite dish must be painted the color of the building or building trim depending on location.
Sky Lights –Current	HOA		
Sky Lights -Additions	Homeowner	Yes	Sky light additions by homeowner must be coordinated between Premier Community Management and the Sky light installation company for roof inspection & resealing at homeowner's expense.
Solar Tubes	Homeowner	Yes	Solar tube additions by homeowner must be coordinated between Premier Community Management and the solar tube installation company for roof inspection & resealing at homeowner's expense.