

Villa 37 Responsibility Chart - HOA & Homeowner

ITEM	DETAIL	HOA RESPONSIBILITY	HOMEOWNER RESPONSIBILITY	HOMEOWNER GUIDANCE
Front Door	Exterior Painting	Yes	Yes when due to homeowner negligence, damage, or personal choice	When homeowner responsible, work will be performed by HOA contractor at homeowner's expense
	Interior Painting	No	Yes	
	Hardware	No	Yes	
	Repairs	No	Yes	
	Replacement	Yes if rot or mfg defect	Yes when due to homeowner negligence, damage, or personal choice	Replacement door requires board approval of design
	Screen Door	No	Yes	Requires board approval of design
Patio Door	Hardware	No	Yes	
	Repairs	No	Yes	
	Replacement	Yes if rot or mfg defect	Yes when due to homeowner negligence, damage, or personal choice	Replacement door requires board approval of design
Windows	Hardware	No	Yes	
	Repairs	No	Yes	
	Glass Replacement	Yes if HOA contractor damages	Yes for all other damage or failure	If contractor damage, fill out PCR. HOA will replace exterior glass only. If homeowner responsible, new glass must match existing house glass.
	Replacement	No	Yes	Requires board approval of design and color match
	Screens	No	Yes	Screens much match others on home
	Sun Screens	No	Yes	Sun screens color: black or to match color of stucco
Garage Door	Exterior Painting	Yes	Yes for negligence or door replacement	When homeowner responsible, work will be performed by HOA contractor at homeowner's expense
	Hardware	No	Yes	
	Repairs	No	Yes	
	Replacement	No	Yes	Requires board approval of design
	Garage Door Openers	No	Yes	
	Garage Door Key Pads	No	Yes	
Stucco	Painting	Yes	No	
	Repairs	Yes	Yes when due to homeowner negligence or damage	Negligence includes alterations due to decorations. If homeowner responsible requires homeowner to reimburse HOA for work to be performed by HOA contractor
Mailbox	Exterior Painting	Yes	Yes when due to homeowner negligence or damage	Normal wear and tear repairs are HOA responsibilities
	Stucco Repairs	Yes	No	
	Hardware Repairs	Yes	No	
	Repairs	Yes	Yes if due to homeowner negligence or damage	When homeowner responsible, work will be performed by HOA contractor at homeowner's expense
	Structure is Leaning	Yes	No	
Exterior Lighting	Garage Front Light	Yes for fixture mfg defects	Yes for all non-mfg defect repairs	
	Front Porch Lights	No	Yes	

	Rear Porch Lights	No	Yes	
	Sidewalk Pathway Lights	No	Yes	Requires board approval
Roof	Damaged /Missing Tiles	Yes	No	
	Vent Repairs	Yes	No	
	Leaks	Yes	No	
	Drywall Damage due to leaks	No	Yes	Per HOA rules and regulations
	Water Stains on Interior Walls & Ceiling	No	Yes	Per HOA rules and regulations
Satellite Dishes & Antennas	Dish Location	Provides guidance	Yes	Must locate on eaves only - ground or patio flat roof installation not allowed
	Antennas - Broadcast or Ham Radios	Not allowed	Not Allowed	
Gutters	Installation	No	Yes	Gutter color must match eave, downspout color must match stucco
	Repair including Fascia	No	Yes	Homeowner responsible for any damage to fascia board
	Cleanout of Gutter Runs & Downspouts	No	Yes	Homeowner responsible for cleaning out gutter blockages
Water & Sewer	Water and sewer lines servicing the Villa; whether located on the exterior from the meter to the Villa or within the Villa	No	Yes	
	Shutoff Valve & Hose Bib / Faucet	No	Yes	
	From Shutoff Valve to inside of Home	No	Yes	
	Rear Hose Bib / Faucets	No	Yes	
Driveway	Cracks, Settling & Degradation	Yes	No	
	Expansion Joint Fillers	Yes	No	
	Coatings	No	Yes	Requires board approval. Homeowner assumes cost if applied
	Coating Repairs	No	Yes	Homeowner assumes all maintenance costs & future concrete repairs if applied
Sidewalk / Front Entry	Cracks, Settling & Degradation	Yes	No	
	Expansion Joint Fillers	Yes	No	
	Coatings & Coverings	No	Yes	Requires board approval. Homeowner assumes cost if applied
	Coating & Coverage Repairs	No	Yes	Homeowner assumes all maintenance costs & future concrete repairs if applied
Rear Patios	Cracks, Settling & Degradation	Yes	No	
	Coatings & Coverings	No	Yes	Requires board approval. Homeowner assumes cost if applied
	Coating & Coverings Repair	No	Yes	Homeowner assumes all maintenance costs & future concrete repairs if applied
	Ceiling Fans	No	Yes	Must be hardwired into ceiling, no extension cords allowed to power
	Sun Shades	No	Yes	Requires board approval. Must match stucco color and be installed inside of patio structure
	Sun Drapery	No	Yes	Requires board approval. Must match stucco color and be installed inside of patio structure
Landscaping	All Landscaping	Yes	No	Owner not allowed to make any alterations to common areas. Maintenance of this area is the responsibility of the HOA. Refer to rules and regulations
Exterior of Homes	All Structural Elements	Yes	No	Owner not allowed to make any alterations to exteriors of homes. Any changes not approved by the board may be changed back to the original condition by HOA at the expense of homeowner.
Other	Exterior Venting of Stoves/Microwaves	Provides guidance	Allowed	Requires board approval. Homeowner assumes cost

NOTE:

1. This document is intended to augment HOA #37 Rules and Regulations. If a conflict exists, the Rules and Regulations governing document shall prevail.
2. Any item in question or dispute is subject to board approval for ultimate interpretation.
3. Any work performed on the exterior of your Villa requires that you submit an architectural change request (ACR) to the Villa #37 board of directors to receive approval
4. The board welcomes any feedback to make this document more valuable to homeowners