

THIS CHART IS MERELY A GUIDELINE AND DOES NOT CREATE ANY INDEPENDENT OBLIGATION BY WPOA.  
PLEASE REFER TO THE DECLARATIONS AND BYLAWS. (Updated 4/27/2017)

**Weatherstone Property Owners Association  
Insurance and Maintenance/Repair Responsibilities**

Per Exhibit B of Weatherstone Declaration	WPOA Responsibility	Landscape or Maintenance	Unit Owner Responsibility	Comments
<b>Common Elements - WPOA Responsibility</b>				
street and parking areas	x	M		
street drains	x	M		
land and drainage	x	L		also includes limited common and unit land
plants and trees in common areas	x	L		
park area, incl. paths/sidewalks, plants, lighting	x	L		
sprinkler system	x	L		
easement and paths between buildings	x	L		
driveways	x	M		
driveway drains	x	M		
plants and trees by street	x	L		
building roof	x	M		
gutters, downspouts	x	L		
drains and drainage from gutters	x	L		
building siding	x	M		
structural walls, floors, ceilings	x	M		WPOA responsible for studs, owner for insulation
foundations	x	M		
common walls between units	x	M		WPOA responsible for studs, owner for insulation
street lights	x	L		unit owners set timers, share electricity w/ neighbor
chimney - exterior	x	M		
fireplace exterior masonry & base	x	M		
shed and equipment	x	M		
signage	x	L		
modifications of common elements of unit			x	any modifications are maintained by owner in future
<b>Limited Common Elements - Owner Responsibility</b>				
garage structure & siding			x	
garage roofs			x	
drains and drainage from gutters	x	L		
overhead garage doors			x	WPOA paints when house/ garage are painted
garage man-doors and windows			x	WPOA paints when house/ garage are painted
garage door openers			x	
deck - front or back			x	
patio - front or back			x	
common front walkway between units			x	WPOA yard service blows leaves, etc
exclusive walkway to unit			x	WPOA yard service blows leaves, etc
lighting for front walks, front yards			x	
balcony - front or back			x	
structural beams supporting balcony	x	M		
front yard land & hardscapes			x	
plants and trees in limited common areas			x	WPOA maintains & trims plants; unit owner waters
fences in front yards			x	
<b>Unit Elements - Owner Responsibility</b>				
plumbing (to main line at street)			x	includes plumbing in structural walls
utility services within boundaries of unit			x	includes water, sewer, gas pipes to street
electrical, cable, phone lines			x	also in structural walls, and service lines to house
windows & frames, crawl space openings			x	WPOA paints exterior when house is painted
exterior doors & frames			x	WPOA paints exterior when house is painted
fireplace firebox and inside masonry/base			x	
chimney - interior (flue and damper)			x	
finished surfaces (wallboard, flooring, etc.)			x	
cabinets, counters, interior walls, fixtures, etc			x	
appliances, furnace, ductwork, etc.			x	
crawl space, attic space and insulation			x	WPOA responsible for structure ( joist, truss, etc.); owner responsible for space within, incl. mold, etc.
personal property			x	
back yard			x	
back yard fence			x	
back yard patio or deck			x	
back yard trees & plantings			x	WPOA waters w/ sprinkler system
roots blocking owners' sewers			x	

PLEASE NOTE:

- 1) RESPONSIBILITIES MAY OCCASIONALLY CHANGE FROM TIME TO TIME
- 2) OWNER IS RESPONSIBLE FOR DAMAGE TO COMMON AND LIMITED COMMON CAUSED BY OWNER'S ELEMENT OR NEGLIGENCE