

CCHA Responsibility Chart For Homeowners & Association		
Item	Owner	Association
Interior Alterations or Repairs	X	
Exterior Alterations - Per Board Approval		X
Patios - Repair, Maintenance & Appearance (NO Enlargements or Walls)	X	
Decks - Repair, Maintenance & Appearance (NO Enlargements)	X	
Retaining Walls - Front (as needed per Board due to erosion/water issues)	50/50 Program	w/Association
Retaining Walls - Front (per Request of Homeowner if not in Budget) For Aesthetics	X	
Retaining Walls / Terracing - Back or Side of Units (per Board approval) For Aesthetics	X	
Roofs - Repair & Replacement		X
Siding - Repair & Replacement		X
Shutters - Replacement	X if for new color	X if broken or worn
Doors - Front, Sliding, Patio, Storm per Board Approval	X	
Front Doors - Painted (Front Doors may be white or painted to match shutter)		X
Landscaping - Commons Areas		X
Special Shrubs, Trees, & Plants - Front, Back or Side per Board Approval	X	
Flowers in Beds - Front, Back or Side - Weeding, Trimming and Maintaining	X	
Common Areas - Build, Repair & Maintain		X
Clubhouse & Swimming Pool - Fence		X
Garages & Garage Doors - Interior & Exterior Repair & Replacement		X
Garage Door Remote Openers & Mechanisms for the Opener	X	
Garage Door Vault Lock Release - CCHA can install at nominal fee	X	
Front Door Trim & Kick Plates painted, replaced or repaired		X
Gutters, Downspouts & Extensions		X
Furnaces, Water Heaters, Household Appliances	X	
Sump Pumps	X	
Air Conditioners & Compressors	X	
Glass Surfaces, Windows, Screens & Skylights	X	
Electrical Fixtures, Outlets & Lighting outside in front or on Units	X	
Garage Lighting Fixtures, Flood Lights & Electrical Outlets		X
Maintenance or Repair of Curbs, Parking Areas and Driveways within the Commons		X
Maintenance or Repair due to Willful or Negligent Act anywhere in Commons	X	
Sidewalks within the Commons (not City Sidewalks)		X
Snowplowing - Sidewalks, Parking Areas & Driveways		X
Outdoor Individual Water Spigots	X	
Maiboxes		X
Door Bells - Repair & Replacement	X	
Mulch - Front - Black or Brown only	X	X if budget allows
Mulch - Back & Sides per Board Approval - Black or Brown only	X	
Stoops & Steps to Front of Units - Repair & Replacement		X
Front Railings Repair & Replacement		X
Pest Control - Interior or Exterior of Unit	X	
Foundation Repair	X	
Damage or Destruction to Exterior of Unit or Garage - Homeowner Insurance	X	
Caulking around Doors & Windows	X	
Extra Railing or Railing where none were before	X	
TREES - New Trees Planted with species approved by Board	50/50 Program w/ Resident & Association	
Trees - Pruned, Trimmed or Removed		X
Pest Abatement for under unit, decks or stoops	X	
Birds, Nests, Bees all under Federal Protection - Do No Harm	Not to be moved or disturbed	
Attic Insulation (done at time of Roof Replacement makes it easier)	X	