

Stones Throw
ALLOCATION OF RESPONSIBILITIES
(Governing Documents Control)

ITEM	ASSOCIATION	VILLA OWNER
Air Conditioning Villa	None	All
Balconies and Enclosed Patio Areas	None	All. Any modification or changes require approval. Maintenance is the responsibility of the Owner. This includes repair/replacement of fencing and gates enclosing patio areas and balcony railings.
Building Exterior	Maintenance of the exterior surfaces - painting, caulking and upkeep of siding and roof	None. Any change or modification to the exterior requires approval of the Board.
Cable TV Installation: Association will authorize one point of access into each Villa from the exterior. Owners who wish to have cable routed to another room must have the installer route the cable on the interior of the Villa or secure board approved for the alternate/additional penetration.	None	All. Cable installation is limited to a single point of access on the exterior. Any additional routing must be on the interior of the Villa or approved by the Board.
Doors - Entrance	None	All. Any replacement or restoration (including color) is subject to approval.
Doors - Interior	None	All
Doors - Storm	None.	All. Storm doors require approval of the Board. Installation and maintenance of the storm door is the Owner's responsibility
Fences and Balcony Railings	None	Maintenance of fences and gates are the Owner's responsibility.
Garbage	Contracts for removal of domestic waste only	Disposal in tied garbage bags placed in proper container. Owners must make arrangements for disposal of appliances, carpeting, and furniture and other "non-household refuse".

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Gutters, Downspouts and Debris Diversion Devices	All, including periodic clean out.	Initial installation and maintenance of debris diversion devices are the responsibility of the Owner. Installation requires prior approval.
Heating Equipment	None	All.
Villa Numbers	All	None
Insurance	Association's master insurance policy covers the structures	Owners must provide their own coverage for personal property and personal liability. Contact your insurance agent for details
Landscaping	All	None. Any planting within the Common Elements is prohibited without approval.
Lawn, shrub and tree maintenance	All	None
Lawn sprinkler systems: Installation, maintenance and repair	All	None
Lighting (including exterior Villa lighting)	All. Common Element Lighting	Maintenance of exterior Villa lighting. Change of any exterior lighting is subject to approval by the Association
Mailboxes	All	None
Parking Areas	Maintenance and repair of asphalt surface, striping and numbering.	Compliance with Parking Policy.
Plumbing within Villas and Limited Common Elements (excluding the Limited Common Elements)	None	All
Plumbing within the Common Elements	All	None
Roof	All	None
Sanitary Sewer Lines within the Villas and Limited Common Elements	None	All
Sanitary Sewer Lines within the Common Elements (excluding Limited Common Elements)	All	None

ITEM	ASSOCIATION	VILLA OWNER
Siding	All (except for any damage created by Owners or their invitees)	None. Owners are prohibited from using nails, screws, or staples in the exterior of the building.
Smoke Detectors	None	All
Storm Sewer Lines	All	None
Walkways	All maintenance of blacktop surfaces	None
Water Lines within the Villa and/or Limited Common Elements	None	All
Water Lines within the Common Elements (excluding Limited Common Elements)	All	None
Windows	None	All. Any replacement or restoration is subject to approval by the Association
<p>The above allocation is for convenience only. In the event of a conflict or apparent conflict between the Governing Documents and this checklist, the Governing Documents control.</p>		