

This is NOT a legal document. It is for INFORMATION ONLY. Refer to LVHOA Covenants.

(Also see LVHOA Ext. Maint. Info Sheet)

#	Homeowner Responsibilities per Covenants:	Maint.	Repair	Replace	Source
1	Any damage caused purposefully or through negligence, or by family, guests, renters, etc.	n/a	X	X	Art. V
2	Construction defects, accidents, natural disasters, vandalism, etc.	n/a	X	X	Art. V
3	Roofs, including all roof components, soffits, gutters and downspouts. Changes must be coordinated with LVHOA Board. Note: LVHOA takes care of bottom Downspout Extension Outlets.	X	X	X	Art. V
4	Repairing or replacing Doors, Garage Door and Windows, including all glass, screens, weatherstripping, locks, latches and other hardware	Paint & Caulk is LVHOA	X	X	Art. V
5	Beds and owner planted shrubs, flowers and trees	X	X	X	Art. V
6	Termite control and associated damage. All interior pests.	X	X	X	Art. V
7	All Glass surfaces	X	X	X	Art. V
8	Driveways, Walkways, Entryways (concrete). Replacements must be coordinated with LVHOA Board.	X	X	X	Amend. #1
9	Decks: maintenance and replacement. Replacements must be coordinated with LVHOA Board.	X	X	X	Amend. #2

	Some other Homeowner Responsibilities:	Maint.	Repair	Replace
10	Light Bulb replacement	n/a	n/a	X
11	Heat and Air conditioner units	X	X	X
12	Snow removal and pressure washing of driveway and walkways	X	n/a	n/a
13	Damage to external utility boxes, cable company boxes, electrical, and water meter boxes, etc. (Check with utility company first.)	n/a	X	X

Sources of items 1-9:

LVHOA Covenants (2018) Article III, Section 4, and Article V

LVHOA Covenants (2021) Amendment #1

LVHOA Covenants (2024) Amendment #2

Items 10-13 are normal homeowner responsibilities.