

Adopted: July 2023

Central Square Villas

HOA VS Unit Owners Responsibilities

ITEM	HOA Responsibility	Unit Owner Responsibility
Roof- Leaks, replacement of loose/missing Shingles	Yes	No
Front porches	Yes	No
Exterior Front door & back(patio door)	No	Yes: Front Door painting (from HOA approved colors), hardware, weatherstripping
Back porches in Livingston and York models only	No	Yes
Siding, Gutters, Downspouts, Exterior trim & wood posts	Yes	No
Brick & Stone Front, Masonry	Yes	No
Exterior lights, electrical outlets, doorbells	No	Yes
Front walk & steps, driveways	Yes	No
Windows, Garage doors	No	Yes: (Prior approval required) Repair, maintain, replace, also includes hardware, tracks, openers, locks & weather stripping
Hose bibs on interior and exterior walls	No	Yes
Vents- furnace, dryer, fireplace)	No	Yes
Foundation	No	Yes
Patios & Fences, Awnings that were put in by Unit Owner	No	Yes
Front Unit shrub beds trimmed, put in by Marrano only	Yes	No
Perennials or Annuals put in by Unit owner (front, back)	No	Yes
Mulching front/side of Unit Walkway	No	Yes
Common area Shrubs & Beds, Landscaping	Yes	No
Any trees that die from lack of watering HOA will not be replace	No	Yes if you want (with prior approval)
Lawn cutting , weed control, snowplowing roadways, driveways Including sidewalks	Yes	No
Fencing along the perimeters	Yes	No
Small Cable/internet boxes in Utility beds	No	Yes
Roads, Street lights, lateral sewer lines(within	Yes	No

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the walkway & steps), parking areas, mailboxes		
Water supplied by HOA	Yes all outside piping	Yes interior piping
Pool, clubhouse	Yes	No
Satellite Dish - Must be removed when selling unit & roof repaired, unless new owner requests dish to stay. Unit owners responsible for any cable/phone wires to be buried.	No	Yes
PETS - 1 dog, 1 indoor cat per unit rule per bylaws must be registered with the HOA and kept up to date with any changes	No	Yes

This is not a comprehensive list, and should not be considered as such. For a complete listing of responsibilities please see the bylaws.