

	<b>STONY POINT HOMEOWNERS' ASSOCIATION</b>				
	<b>Association/Homeowner Responsibilities</b>				
		<b>ASSOCIATION</b>	<b>HOMEOWNER</b>	<b>VARIANCE</b>	<b>OTHER</b>
	<b>MAINTENANCE ITEM</b>	<b>REPAIR / REPLACE/ PAINT /MAINTAIN/ SEAL</b>	<b>REPAIR /REPLACE /PAINT/ MAINTAIN/ SEAL</b>		<b>REPAIR /REPLACE /PAINT/ MAINTAIN/ SEAL</b>
1	AIR CONDITIONING CONDENSING UNIT & PAD		1,2,3,4	REQUIRED	
2	BASEMENT CONCRETE FLOOR		1,2,3,4		
3	BASEMENT FOUNDATION, MAJOR SINKING		1,2,3,4		
4	BASEMENT FOUNDATION WALLS, CRACKS, ETC		1,2,3,4		
5	BRICKWORK ON SIDING OF UNIT	1,2	3,4		
6	CHIMNEY CLEANING		1,2,3,4		
7	CHIMNEY, EXTERIOR ONLY	1,2	3,4		
8	CLUBHOUSE INTERIOR & EXTERIOR	X			
9	DECKS: FLOORS, HORIZONTALS & ALL PERGOLA/ STRUCTURAL ADDITIONS		1,2,3,4	REQUIRED	TOWNHOMES WITH DECKS OVER GARAGES - CONTACT PROPERTY MANAGER FOR DETAILS
10	DECKS, UPRIGHTS/ VERTICLES STAIN TO MATCH BUILDING	1	2,3,4	REQUIRED	ALL VERTICLES MUST MATCH EITHER THE TRIM OR PRIMARY BUILDING STAIN
11	DOCKS, ALL AREAS OF MARINA	X			
12	DOOR LOCKS - EXTERIOR ENTRY ONLY		1,2,3,4		
13	DOORS, ENTRY INTERIOR FROM GARAGE TO UNIT		1,2,3,4		
14	DOORS, FRONT EXTERIOR FACING	1,2	3,4	REQUIRED for changes to door or paint color only	paint only
15	DOORS, FRONT FRAME INSIDE		1,2,3,4	REQUIRED	
16	DOORS, FRONT GLASS		1,2,3,4	REQUIRED	

17	DOORS, GARAGE ENTRY EXTERIOR ONLY	1,2	3,4	REQUIRED for changes to door or	paint only
				paint color only	
18	DOORS, GARAGE OVERHEAD PAINT OF EXTERIOR	1,2	3,4		paint only
19	DOORS, GARAGE OVERHEAD REPAIRS, AND MAINTENANCE		1,2,3,4		
20	DOORS, GARAGE REPLACEMENT	1,2	3,4	REQUIRED	
21	DOORS GARAGE OVERHEAD AUTOMATIC OPENER		1,2,3,4		
22	DOORS, REAR WALKOUT BASEMENT	1,2	3,4		paint only
23	DOORS, REAR WALKOUT BASEMENT, INSIDE FRAME		1,2,3,4		
24	DRIVEWAYS AND PRIVATE ROADWAYS	1,2,3	4		
25	ELECTRICAL GENERATORS (ALL)		1,2,3,4	REQUIRED	
26	ELECTRICAL LINE FROM UNIT TO POST LIGHT	1,2,3,	4		
27	EXTERIOR SIDING AND TRIM MAINTENANCE & REPAIR	1,2	3,4		
28	FENCES ON COMMON GROUND	X			SEE NOTE BELOW
29	FENCES, PRIVACY	X	1,2,3,4		SEE NOTE BELOW
30	GARAGE FLOOR		1,2,3,4		
31	GAS & ELECTRICAL LINES TO UNIT METER (UNDERGROUND)				RG&E
32	GUTTERS & DOWNSPOUTS	1,2	3,4		
33	GUTTER CLEANING	1,2,3	4		
34	HOSE- BIBS		1,2,3,4		
35	HOSE- BIBS, COMMON ELEMENT, DOCKS, CLUBHOUSE	X			
36	INSURANCE - BUILDING FRAME & EXTERIOR	1,2,3	4		SEE SPHOA POLICY FOR DETAILS
37	INSURANCE - INTERIOR OF BUILDING & CONTENT-H06		1,2,3,4		SEE SPHOA POLICY FOR DETAILS
38	LANDSCAPE COMMON GROUND AND FRONT, SIDE & REAR OF UNIT	1,2,3	4		
39	LAWN WATERING AND MAINTENANCE	1,2,3	4		
40	LAWNS, AND ALL OTHER VEGETATION	1,2,3	4		
41	LAWNS, COMMON GROUND, ALL	X			
42	LIGHT BULBS - EXTERIOR EXCEPT FOR POST LIGHTS		1,2,3,4		

43	LIGHT BULBS AND LIGHT POST POLES & FIXTURES ON LIGHT POST POLES NOTE: PATIO HOME (CONTACT PROPERTY MANAGEMENT FOR DETAILS)	1,2,3	4		
44	LIGHT FIXTURES FRONT OF TOWNHOME GARAGES	1,2	3,4		
45	MAILBOXES - CLUSTER UNITS ONLY	X			SPHOA
46	MAILBOX LOCKS AND KEYS - CLUSTER UNITS ONLY		1,2,3,4		
47	MAILBOXES ON ADMIRALTY		2,3,4		
48	PAINTING AND STAINING OF EXTERIOR OF UNIT	1,2	3,4	REQUIRED for color changes only	
49	PATIOS, BOTH ON GROUND AND ABOVE GROUND		1,2,3,4		
50	PHONE LINES TO JUNCTION BOX (UNDERGROUND)				UTILITY CO.
51	PLANTINGS, DECK/PATIO		1,2,3,4		
52	POOL, POOL DECK, POOL FENCE, POOL FURNITURE	X			
53	POWER LINES, TO UNIT METER (UNDERGROUND)				RG&E
54	ROADWAY ADMIRALTY WAY - MAIN ROAD				TOWN OF WEBSTER
55	ROADWAYS INCLUDES ONLY PRIVATE ROADS	X			
56	ROADWAYS, DUNBAR TRAIL	X			
57	ROOFING MATERIALS & VENTS	1,2	3,4	56	
58	ROOF SKYLIGHT FRAME & GLASS		1,2,3,4	REQUIRED	
59	SATELLITE DISH (ALL)		1,2,3,4	REQUIRED	
60	SEWER AND STORM EXTERIOR LINES TO MAINS	1,2,3	4		
61	SEWER PIPE VENTS ON ROOFS	1,2	3,4		
62	SIDEWALKS INCLUDES MAINTENANCE & SNOW REMOVAL	1,2,3	4		
63	SLIDING DOOR, REAR PATIO, GLASS, FRAME		1,2,3,4	REQUIRED	
64	STOOPS, CONCRETE	1,2	3,4		
65	STORM DOORS, WINDOWS, SCREENS		1,2,3,4	REQUIRED	
66	TENNIS COURTS	X			
67	TRASH & RECYCLE REMOVAL ( ALL)	X			does not include special item pick-up
68	TV CABLE LINES TO BASEMENT ( UNDERGROUND)				UTILITY CO.
69	WATER MAINS TO UNITS	1,2,3	4		

70	WINDOW UNIT: GLASS & FRAME ALSO BASEMENT EGRESS WINDOW OR GLASS BLOCK		1,2,3,4	REQUIRED	
71	WINDOW WELL COVERS		1,2,3,4	REQUIRED	
72	WINDOW WELL, BASEMENT	1,2	3,4	REQUIRED	
73	WINDOW, BASEMENT, FRAMES		1,2,3,4	REQUIRED	
74	WOOD TRIM & CAULKING EXTERIOR	1,2	3,4		

**Definitions:**

1 = ALL TOWNHOMES, 2 = PATIO HOMES WITH FULL MAINTENANCE CONTRACT, 3 = PATIO HOMES WITH PARTIAL MAINTENANCE CONTRACTS, 4 = DETACHED HOMES

X = ASSOCIATION HAS FULL RESPONSIBILITY, REFERENCE SPHOA HANDBOOK FOR DETAILS

Note: SPHOA maintains original exterior building construction, excluding decks, and the homeowner maintains any additional construction installed by variance unless otherwise stated in a written agreement.

## SPHOA Handbook Version Tracking

Version	Approved on	Changes incorporated:	Affected pages
10/22/2022			
04/30/2023		2023 Changes to the marina related documents, Change to account for full maintenance / partial maintenance, Change in clubhouse rental to remove the covid surcharge.	50-53 13, 60-61 47-49
07/17/2023	07/17/2023	Added regulations for the use of Golf- Carts and other motorized non-licensed vehicles in the community. New Sections: 6 - 8 Renumbering of pages in the Table of Contents	20 adding new page 21
04/12/2024	03/18/2024	Change Property Management Company info from Crofton to Kenrick, remove Crofton. Removed Flo Smith name from Clubhouse Rental Application Annual Updates to the Small Boat and Dock Application Forms Update PH 705 and 711 Mariner from Full to Partial Maintenance	Pgs 4, 6, 43 Page 47 pages 48-55 pgs 13,60-61
06/18/2024	01/15/2024	Update Assessment of Late Fees Section, clarifying language and update of fees as decided in Jan 2024 SPHOA board meeting	Pg 9
10/22/2024	06/21/2017 10/21/2024	Added reconfirmed restriction of access clause as established by the 2017 board to the late assessment language.	Pg 9
03/01/2025	02/20/2025	Changed language for owner second slip (removed fee) Changes to make the Small Boat and Dock Application Forms Year neutral to avoid annual Handbook updates	Page 34 Pages 48-55