

VICTORIA WOODS HOA PHASE IV, INC. MAINTAIN / REPAIR / REPLACE ASSOCIATION / HOME OWNER RESPONSIBILITY CHART

HOA = Home Owner Association

HO = Home Owner

Item Description	Party Resp	Variance Required	Permit Required
Exterior of home (with some exclusions)	HOA		
Interior of home (with some exclusions)	HO		
Address Numbers	HOA		
Air Conditioning - condenser and pad	HO	Yes	
Cable Television / Internet - underground cables	Utility		
Common Areas	HOA		
Concrete and Paver sidewalks, porches & stoops	HOA		
Concrete Patio	HO	Yes	
Deck - install or replace	HO	Yes	Yes
Deck - repair	HO		
Deck - stain (color change requires variance)	HO	Possible	
Doorbell	HO		
Doors - exterior, screen, storm, garage	HO	Yes	
Driveways & Private Roads - seal coat, patch & resurface	HOA		
Electric Meter - reattach to building	HOA		
Electric Meter - repair or replace	Utility		
Electric Outlets Exterior Front and Rear	HO		
Extermination/Spraying Common Areas as approved by Board of Directors	HOA		
Extermination/Spraying Inside Home (including attics, basements, garage)	HO		
Fireplace Exterior Vent	HO	Yes	
Foundations and Basement Walls	HO		
Furnace Replacement (requires variance if new exterior venting is needed)	HO	Possible	
Garage Door, Opener & Mechanicals (replace door requires variance)	HO	Possible	
Garage Floor	HO		
Garage Sale, Community (1 time per year - defined by Board of Directors)	HO		
Gutters & Downspouts	HOA		
Hose Bibs	HO		
Insurance Exterior	HOA		
Insurance Interior	HO		
Interior Damage - determined to be caused by roof leak or icing	HOA		
Interior Damage - determined to be caused by skylight	HO		
Light Fixtures Exterior Bulbs (except street)	HO		
Light Fixtures Exterior Front (except over garage)	HOA		
Light Fixtures Exterior Front (over garage)	HO	Yes	
Light Fixtures Exterior Rear	HO	Yes	
Light Fixtures Street	HOA		
Mailboxes	HOA		
Mailbox Keys	HO		
Moving and/or Estate Sale (one time allowed only)	HO	Yes	
Paint Exterior - trim, garage door (when applicable)	HOA		
Paint Exterior - doors, trim, window frames, caulking	HO	Yes	

Power Washing Homes	HOA		
Privacy Fences	HOA		
Radon Mitigation System	HO	Yes	
Roofs (exceptions below)	HOA		
Roof Shingles during Skylight Replacement	HO		
Roof Snow Raking	HO		
Roof Snow Melting Cable	HO	Yes	
Satellite Dish	HO	Yes	
Sewer Line from Home to Lateral	HO	Yes	
Sewer Lateral - when servicing more than one home	HOA		
Sewer Main	Utility		
Sidewalks	Town		
Siding / Fascia / Trim / Soffit	HOA		
Skylights - replacement, leaks, interior damage	HO		
Snow Shoveling - home front sidewalks	HO		
Snow Plowing - community roads, driveways	HOA		
Telephone - underground cables	Utility		
Trash & Recycling - normal household	HOA		
Trash & Recycling - electronics, appliances, large items, etc	HO		
Trash Containers	HO		
Water Line from Home to Lateral	HO	Yes	
Water Lateral - when servicing more than one home	HOA		
Water Main	Utility		
Window Replacement (including skylights)	HO	Yes	Yes
Window Glass Replacement	HO		
Window Cleaning	HO		
Window Screens	HO		
Window Well Cleaning	HO		
Maintenance, Repair or Replacement occasioned by a negligent or willful act or omission of Home Owner or their guest	HO		
Landscape Specific			
Dead Tree and Stump Removal (Developer or Association installed)	HOA		
Flowers - The Association and Landscapers are not responsible for any damage, over spraying and/or accidental removal during weeding, mulching, etc.	HO		
Lawn Mowing, Fertilization & Weed Control	HOA		
Lawn, Tree & Shrub Watering	HO		
Pruning of Association Shrubs and Trees	HOA		
Shrubs, Trees, Other Plantings (Developer or Association installed)	HOA		
Shrubs, Trees, Other Plantings (current or previous Home Owner installed)	HO	Yes	
Trimming and Weeding in the rear and side of home	HO		
Trimming and Weeding in the front of home	HOA		