🔧 What the HOA Maintains:

- **Structural elements** — foundations, walls, roofs, columns, beams
- **Common areas** — walkways, stairways, yards, parking areas, steps, stoops, external pest control.
- **Shared utility infrastructure** — conduits, ducts, plumbing, and wiring located in common areas
- **Landscaping and grounds** upkeep
- **Central utility services** (power, light, gas, hot/cold water) serving common use
- Any **incidental damage** to your unit caused by Association maintenance work

🏠 What You as a Homeowner Maintain:

- **Appliances & equipment** — A/C, heating units, stoves, refrigerators, fans, and their connections
- **Utilities to your unit** — Electric power; phone and internet service
- **Interior surfaces** — walls, ceilings, floors, paint, and furnishings, internal pest control
- **Windows** — frames, panes, screens, and A/C compressor units
- **Your patio/deck & storage closet**, *if exclusive use is granted to your unit (this includes the upper-level decks for those who have them).*
- **Damage caused by you, your family, guests, or tenants** — beyond what insurance covers

✅ **No exterior changes** (paint, antennas, wiring, A/C units) without written Board approval
✅ **No structural alterations** without written Board approval