To all Homeowners and Residents of River Oaks of PBC HOA

The Board, guided by the Association Attorney, has determined who is responsible for each of the outside items below.
Re enclosed areas --** See below

ATRIUM
- Fence outside atrium **HOA**
- Wooden Beams over atrium **HOA**
- Screen covering atrium **HOA**
- Gutters around atrium **HO**

WINDOWS
- Glass **HO**
- Trim around windows **HOA **(see below)**
- Wooden posts on both sides of the windows **HOA**
- Screens on side windows **HO**
- Windows in front **HO**
- Windows on side **HO**
- Windows in back **HO**

GUTTERS
- Cleaning gutters in front – in back – over patio -- over atrium **HOA**
- Downspout outside **HOA**
- Atrium/Downspout **HO**
- Gutters in back of home **HOA**
- Gutters along patio **HO**
- Gutters along atrium **HO**
- Gutter that drain into a pipe inside atrium located beneath the ground **HO**

GARAGE DOOR
- Painting the garage door **HOA**
- Repairing the garage door **HO**
- Trim around outside of garage door **HOA**
- Light outside Garage **HO**

ENTRANCE
- Front door painting **HOA**
- Front door repairing **HO**
- Front door trim Painting **HOA**
- Step outside front door **HO**
- Front walkway whether tile or concrete **HOA only responsible for concrete**
- Front doorbell **HO**
- Light over front door **HO**

SOFFIT AND ROOF REPAIR

- Screen below roof overhang **HOA**
- Vents on roof **HOA**

FALLS ENTRY WAY

- Walkway between screen door and front door **HO**
- Glass case in front of each unit **HO**
- Awnings over windows and doors **HOA**
- Screen door – screen or front plate and side metal **HO**

BACK PATIO

- Anything inside back patio such as sliding doors, doors inside patio, screens on doors inside **HO**
- Patio leading to inside of the house **HO**
- Screen door to back patio **HO**
- Screens on back patio outside wall **HOA**
- Plants inside back patio including those against the back screen. **HO**

PIPES

- PVC between meter and house **HOA**
- Any pipes etc. inside the house **HO**
- Shut off valves outside house (that shuts off all water to the house) **HOA**
- Spigots for hose in the front of the unit **HOA**
- Spigots for hose in the enclosed patios **HO**

***** Patios and atriums that are enclosed by masonry walls and fences shall be maintained by the unit owner.***