

## **BRITTANY LANDING BAY ASSOCIATION RESPONSIBILITY**

Following are several of the items the Association is responsible for; please also refer to the Budget and Reserve Study to ascertain what the Association funds for;

1. Roofs
2. Roof vents of all types including fireplace spark arrestors
3. Flashing
4. Gutters & Downspouts
5. Exterior Walls including siding
6. Exterior Painting, Caulking, & Sealing
7. Garage Doors, paint, repair and replace exterior surface (plywood sheets) - only those originally installed. No maintenance to the owner purchased steel roll-up garage doors.
8. Fences & Retaining Walls - except party fences retaining walls
9. Door to Utilities Meter Closet
10. Stepping Stones - only those originally installed
11. Balcony Railings or Patio Railings
12. Garage Driveways
13. Mailbox Posts and Boxes
14. All Exterior Wall and Roof Vent Covers and Flashing
15. Roads (Asphalt Sealing, striping, etc.)
16. Pool & Spa (fencing, furniture, etc.)
17. Signage
18. Electrical - Common Area Only
19. Irrigation & Landscaping - Common Area Only
20. Pot Shelves (shelf located outside kitchen window)
21. Entry Gate & Intercom