

7655 South Braeswood Responsibility List

This list has been compiled from our governing documents and rules and regulations.

Topic	Association Responsibility	Owner Responsibility
Air Conditioning	-	All A/C equipment and lines; install and maintain A/C overflow line
Carports	Aprons of carport slabs	Carport slabs, ceiling maintenance
Caulking	Caulking of exterior wood	Caulking of windows and doors
Chimney	Minor repairs to exterior of chimney structure resulting from normal wear and tear	Chimney caps and flue; chimney screens
Doors	-	Doors, fixtures, hardware, frame and weatherstripping; locks, keys, doorbell and doormats; storm and burglar doors; weatherstripping (including any modifications)
Electric Utilities	-	Electric meter, circuit and switch panel; lines from utility company junction box; all A/C components.
Exterior Surfaces	Repair of stucco, wood siding, and trim resulting from normal wear; gutters and downspouts	Damage caused by owner
Fences	Complex perimeter, pool perimeter, and stucco patio fences	Any damage caused by owner
Foundation		Shifting of foundations, maintenance of soil level below level of stucco
Gates	All access gates	Remote transmitters and keys
Insurance	Common elements insurance, director and officer insurance, workers comp insurance, umbrella liability	Homeowner, contents, flood, liability, and auto insurance

Topic	Association Responsibility	Owner Responsibility
Interior	-	All interior items: floor coverings, sub-flooring, interior painting, wall coverings, etc.
Internet	High speed Internet access provided through Phonoscope contract (includes cable modem); optional email for accounts ending in 7655hoa.org.	Router, all other PC hardware and any additional Internet services.
Landscape	Common area trees, plants, shrubs grass, ground cover, etc.	Landscape within patios. Changes to front beds only with prior approval. Keep shrubs and planting away from stucco walls.
Lighting	Tree lights, common lights, and carport lighting	Exterior light fixtures operated from a residence.
Painting	Painting of stucco, wood siding and trim	Doors, all interior painting
Patio Areas	Patio fences and gates	Patio furniture and decking. Plantings in beds inside patio; patio slab(s)
Pest Control	Common area fire ant, termite, and mosquito control	Interior pest control
Roofs	Roofs and flashing, pipe vents	-
Sanitary Sewer	-	Sewer lines within unit and from unit tie-in to City sanitary sewer collection system.
Signs	Entrance signs and planting	Per signage regulation
Skylights	-	All skylights and water leaks caused by them
Sprinkler System	Sprinklers in common areas	-
Storm Sewer	From drains to property boundary	-

Topic	Association Responsibility	Owner Responsibility
Swimming Pool	Pool, pool equipment and furniture. Exercise equipment and restroom.	-
Telephone	-	Telephone lines located on lot but not maintained by telephone company
TV Antenna/Satellite Dish	-	Only with board approval. All TV wiring inside unit.
TV Cable	Cable TV distribution from Phonoscope per Association contract	TV link from unit connection to all areas inside unit
Water	Main line and meter responsibility of the City of Houston	All interior plumbing and exterior hose bibs. Repairs of leaks and drips. Hot water heater.
Windows	-	Glass, windows, doors and sliding patio doors. Glass panes, caulk, and weather stripping. Window coverings and door screens.