

GCP PROPERTY RESPONSIBILITIES AS OF 11.24.2021			
BUILDING EXTERIORS			
Roofs		HOA	Replacement paid for under Reserves
Roof leaks		HOA	Repairs paid under operating budget
All gutters and down spouts	OWNER		Replacement & maintenance
Stucco		HOA	Replacement & maintenance paid under operating budget
Exterior wood trim		HOA	Replacement paid under Reserves/ Repairs under operating budget
All Doors	OWNER		Replacement/maintenance & painting
Doors frames	OWNER		Replacement/maintenance & painting
Storm doors	OWNER		Replacement & maintenance
Doorbell	OWNER		Replacement & maintenance
Windows	OWNER		Includes glass, broken seals and frames
Window screens	OWNER		Replacement & maintenance
Exterior light fixtures	OWNER		Replacement & maintenance (design approval by HOA)
Back patio	OWNER		Replacement & maintenance
Exterior painting		HOA	Replacement paid under Reserves/ Repairs under operating budget
Interior painting	OWNER		Replacement & maintenance
Rear courtyard roofs	OWNER		Must be approved by HOA before construction
BUILDING INTERIORS			
Kitchen & bath cabinets	OWNER		Replacement & maintenance
Interior walls & floors	OWNER		Replacement & maintenance
Structural inside outer wall	OWNER		Replacement & maintenance
Plumbing & Electrical	OWNER		Replacement & maintenance
Heating & AC system	OWNER		Replacement & maintenance
Pest inspection & treatment	OWNER		Replacement & maintenance
GROUNDS			
Common area lawns		HOA	Mowing, mulching, pruning, weed-feed-seed, irrigation
Common area trees		HOA	Maintenance paid under operating budget
Owner area lawns		HOA	Mowing, mulching, pruning, weed-feed-seed, irrigation
Owner area trees	OWNER		Replacement, maintenance and trimming trees over 14 feet tall by Owner
Building Hedges		HOA	Maintenance paid under operating budget
Front flower beds in Courtyard	OWNER		Replacement by owner/maintenance paid under operating budget
Common area flower beds		HOA	Maintenance paid under operating budget
Driveways, sidewalks	OWNER		Replacement & maintenance (Must be kept Clean & Presentable)
Streets & curbs		HOA	Replacement paid under Reserves/ Repairs under operating budget
Irrigation system		HOA	Paid under operating budget
Front walls & gates		HOA	Replacement & maintenance
Back gates		HOA	Replacement & maintenance
UTILITIES			
Interior sewer line	OWNER		Owner responsible for line from the inside of the home to the cleanout
Interior water line	OWNER		Owner responsible for line from the inside of the home to the meter
Furnaces and AC units	OWNER		Replacement & maintenance
Garbage service	OWNER		Owner responsible (under taxes)
Electrical usage	OWNER		Owner responsible
Water usage	OWNER		Owner responsible
Cable	OWNER		Owner responsible
INSURANCE			
General Liability coverage		HOA	Paid for under Reserves
Condo unit insurance		HOA	Paid for under Reserves- Structure only to inside of outer wall
Hurricane Insurance		HOA	Paid for under Reserves
Renters Insurance	OWNER		Paid by owner
Inside furnishings	OWNER		Everything inside outer walls including cabinets, floor surfaces, walls, etc.