

Homeowner Association & Individual Homeowner Responsibilities

HOMEOWNER ASSOCIATION RESPONSIBILITIES:

Common Property Maintenance including but not limited to:

- Common grounds & replacement of shrubs, trees and flowers
- Scheduled painting of the exterior of the homes & original railings, all roofing maintenance and replacement
- Original Skylights
- Snow removal including driveways, walkways & common parking areas
- Sprinkler System
- Exterior Waste mains up to building foundation and exterior water lines up to shutoff valve, including location of said valve.
- All streetlights and community lamp posts
- Clubhouse, pool, tennis courts
- All Signs
- Perimeter and snow fencing
- Common area wasp & bee nests
- Bulkhead and all docks
- The Ponds and beach area
- Waste Treatment System & Generator
- Security Guard Booth/Gate System
- Central Fire Alarm system, including monitoring
- Geothermal loop, excluding circulating pumps and related plumbing connections
- Geothermal loop piping located in the Homeowners' crawl space serving adjacent Homeowner systems
- Clubhouse Video Monitoring System
- Clubhouse Sound System and TVs

INDIVIDUAL HOMEOWNER RESPONSIBILITIES:

Exterior of Homeowners' Units including but not limited to:

- Maintenance & replacement of shrubs, trees and flowers located on individual Homeowners' property
- Door & Window replacements must conform to original installations & color
- Replacement of damaged siding, driveways and walkways
- Custom Skylights installed by Homeowners and former Homeowners
- Leaders & Gutters
- Water lines from the exterior shutoff valve leading into the Homeowners' unit
- All patios and porches
- Light posts and all exterior fixtures
- All decks & railings
- All canvasses (blue)
- Chimney Caps & trim
- Wasp & bee nests and other infestations within Homeowners' property boundaries
- Privacy wall(s)
- Garage Doors

Interior of Homeowners' Unit, including, but not limited to:

- All Plumbing
- Electrical wiring/fixtures/smoke and heat sensors. (Heat sensors must be replaced by the licensed vendor under contract with the HOA.)
- Recharging of the geothermal loop system
- Heating/cooling system(s) and circulating pumps
- Crawl Space, including flooding, insects, termites and vermin
- Interior painting and Exterior Doors & Trim
- Security Alarm System

PAINT COLORS: Sherwin Williams Brand

- Exterior Siding – Driftwood Grey
- Exterior Doors – Harbour Blue

NOTE: The information on this list is extracted from the Declaration & By-laws of The Harbour at Blue Point and is intended to be used as a quick guide only. Please refer to the complete set of By-laws of The Harbour at Blue Point, Use of Property document and the most recent issue of the House Rules for more detailed information.

Revised and Approved by the HOA Board January 13, 2016