

Mason Mill

Maintenance Responsibility Chart

Item / Component	Owner Responsibility	Association Responsibility	Declaration Reference
Dwelling & Lot	Maintain Lot and dwelling in good repair and order; exterior painting and repairs; mow/edge/weed/trim; maintain planting beds; promptly report Association-maintained defects; maintain right-of-way strip between Lot and curb until accepted by a governmental entity.	—	Art. X §10.2
Common Property (overall)	—	Maintain and keep in good repair Common Property, incl. landscaping, grass areas, paving, and other improvements; maintain detention/retention ponds, entry areas, and water/sewer pipes serving Common Property; may set schedules and standards.	Art. X §10.1; §10.4
Detention/Retention Ponds & Stormwater serving the Community	Do not obstruct; comply with rules.	Maintain stormwater facilities serving the Community (until accepted by a public entity).	Art. I §1.6(c); Art. X §10.1
Entry/Monument Areas & Landscaping Easements	Do not modify; allow access for maintenance.	Maintain entry areas; easement for installation/maintenance of	Art. X §10.1; Art. XI §11.6

		utilities/water lines to features.	
Architectural Changes (any exterior item)	Obtain written ACC approval before exterior changes (fences, play equipment, storm doors, goals, sculpture, fountains, etc.); build per approval; completion timelines apply.	Administer ACC; review/approve/deny; enforce and stop non-conforming work.	Art. VII §§7.1–7.7
Fences	No chain link; ACC approval required; maintain owner fences.	Fence easement at perimeter and around water facilities; may repair/maintain fences installed by Declarant (not obligated).	Art. VIII §8.5; Art. XI §11.7
Yard/Trash/Rubbish	Store trash in sealed bags/receptacles; keep Lot free of accumulation; woodpiles not visible from street; comply with placement rules.	Rulemaking/enforcement; may assess costs for abatement.	Art. VIII §8.13; Art. XVII §17.1
Vehicles & Parking	Comply with limits on number/location (garage/driveway only); no lawn/alley/street parking; restrictions on boats, trailers, RVs, commercial vehicles; disabled/stored vehicles only in garages; subject to towing/booting.	Adopt/enforce rules; may tow/boot after notice or immediately if hazardous.	Art. VIII §8.3
Pets/Animals	Keep only household pets; leash rules; promptly remove feces; no livestock/potbellied pigs; remove dangerous/nuisance animals on notice.	Enforcement authority and removal in emergencies.	Art. VIII §8.4
Signs	No signs without approval except limited security and “For Sale” per size; Board may allow temporary event signs; no political/lease signs without approval.	May erect signs on Common Property; regulate temporary signs.	Art. VIII §8.12

Antennas/Satellite Dishes	Transmission antennas require approval; small DBS/MMDS ($\leq 1\text{m}$) & TV antennas only per FCC rules; install in the least conspicuous rear location, allowing an acceptable signal.	Enforcement authority.	Art. VIII §8.7
Unsightly/Unkempt Conditions & Nuisance	No disorderly/unsightly conditions; limit outdoor storage to appropriate items; avoid nuisances, noise, odors; adhere to hours for construction activities.	Enforcement and rulemaking.	Art. VIII §§8.10, 8.14
Leasing	Provide lease to Board for review; lease the entire Lot only; lessee bound to covenants; rent diversion on owner delinquency.	May require form changes; enforce and collect directly from tenants when the owner is delinquent.	Art. IX §§9.1–9.3
Assessments & Specific Assessments	Pay annual, special, and specific assessments; subject to late fees/interest; utilities may be suspended for delinquency in certain cases.	Budget; levy assessments; collect; late charges; suspend utilities; liens and legal action.	Art. VI §§6.1–6.12
Failure to Maintain / Self-Help	Cure items within stated notice periods; costs if the Association must perform.	Notice, then enter, perform, and assess costs; recurring self-help within 6 months without further notice.	Art. X §10.3
Security	Owners are responsible for protecting people and property.	May provide measures, but not obligatory; not a security provider.	Art. XVII §17.3

Disclaimer: This chart is a convenient summary only and does not replace the recorded Declaration and Bylaws. In any conflict, the governing documents control. For questions on a specific component, consult legal counsel or the Board.