Summary of Monterey Pointe HOA and HO (Homeowner) Responsibilities

	Responsibility			Responsibility	
TASK	**HOA**	**HO**	**LANDSCAPE: SCHEDULED**	**HOA**	**HO**
HOMES			**CONTRACT SERVICES**		
Scheduled Home Painting	C	S	**Lawn Mowing & Edging**	A	
Fence Repair/Replace/Maintenance	A		**Maintain HO Installed Plants & Trees**	A	
Privacy & Party Wall					
Privacy	A		**Hedge and General Trimming**	A	
Repair/Replacement	A		**Weed Spraying**	A	
Scheduled Painting	A		**Fertilize Schrubs & Trees (spring/fall)**	A	
Exterior Party Wall	A				
Home Perimeter	A		**Tree Trimming**		
Common Area Perimeter	A		Large Palms (2 times annually)	A	
			Large Hardwoods (every 2 years)	A	
			Trees Less Than 10' (monthly)	A	
Roof					
Scheduled Cleaning	A		**Mulch (spring & fall) Varies**	A	
Repair/Replacement		H			
			Turf & Plant Pests (lawn damaging)	A	
Home Mold/Mildew Removal		H	**Fire ant Extermination, External**	A	
Inside/Outside Home & Lanai		H			
			Irrigation System	A	
Sensor Activated Lights					
Bulb & Sensor Replacement	A		**Plant/Tree Replacement**		
Fixture Repair/Painting	A		Common Areas	A	
Fixture Replacement	A		Front Yard, Developer Installed		H
			Back Yard, Developer Installed		H
Mail Boxes			Install POA approved stone		H
Repair/Replacement	A		Lanai, Developer Installed		H
Requires POA Approval	A		Lanai, HO Installed		H
			All Others Installed by HO		H
Driveway Repairs/Replacement					
Pavers		H	**Plant/Tree Replace (convenience)**		H
Re-Sanding Pavers		H	Requires HOA Approval		H
Concrete (Between Quads Pavers)	A		Requires PGA POA Approval		H
Sidewalks	A				
			Annuals		
Driveway Cleaning (Annually)	A		Common Areas	A	
			HO Yards		H
Exterminating					
External to Homes (rodents)	A		**SANITARY SEWER LINES:**		
Common Areas (rodents)	A		**Sewer Lines: Main to Street**	A	
Internal/External (other than fireants)		H	**Sewer Lines: Laterals to Main**		H
Bee Removal (attached to the home)		H	**Sewer Lines: Street Easements**	Seacoast	
Bee Removal (on property, trees, bushes)	A				
			WATER LINES		
Lanai Repair/Replace/Maintenance		H	**Street to Water Meter**	Seacoast	
			Water Meter to House		H
All Other Home Repairs		H	**GAS LINES**		
			STREET TO GAS METER	TECO	
			GAS METER TO HOUSE		H

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	Responsibility	
TASK	**HOA**	**HO**
COMMON AREAS:		
Perimeter Walls		
Scheduled Cleaning	A	
Scheduled Painting	A	
Swimming Pool Area/Fountain	A	
Roadways		
Repair/Maintenance	A	
Signage	A	
Street Gutter Cleaning	A	
Street Lights/Reflectors	A	
Debris Removal	A	
Holiday Lighting	A	
A (Included in Quarterly Assessment)		
C (Contracting by HOA)		
S (Special Assessment to Homeowner)		
H (Homeowner)		
www.pga-poa.com for ARC applications		
Work order request www.seacrestservices.com		

	Responsibility	
	HOA	**HO**
YARD DRAINAGE		
Developer Installed Drainage		
Guttering		H
Downspouts		H
Yard: front, back & side	A	
Streets & Easements	A	
HO Installed Drainage or Change		
Yards/Driveways/Easements		H
Requires PGA POA Approval		H
Requires HOA Approval		H
Architectural/Landscape Changes		
Requires HOA Approval		H
Requires POA Approval		H
Submit Approval Request		H
External Design Changes		
Requires HOA Approval		H
Requires POA Approval		H
Submit Approval Request		H
Modification of Declaration		
HOA Approval	A	H
PGA POA Approval	A	H
RENTING/LEASING/SALE		
Requires HOA Approval	A	H
Requires POA Approval		H
BULK CONTRACT SERVICES		
Cable, Championship POA	A	
Trash Collection, Tuesday & Friday	**PBG**	
Recycleables Collection, Friday	**PBG**	
Security, common, Championship	A	
Security (Internal)		H
Insurance, Common Areas/Liability	A	
Clippings Collection, Tuesday	**PBG**	
Construction Waste, Minor, Friday	**PBG**	
Streetlighting	A	

APPROVED: BOARD OF DIRECTORS, March 18, 2019