

Responsibility Chart of Breakers Pointe HOA

AREAS OF RESPONSIBILITY FOR LOT / HOME / DRIVEWAY / MAILBOX / ROADS	SUB ASSOCIATION	OWNER	MASTER ASSOCIATION
Exterior Maintenance of Home		X	
Exterior Pressure Cleaning of Home	X		
Exterior Painting of Home	X		
Exterior Home Lights		X	
Patio Painting - Exterior Walls & Ceiling	X		
Garage Door Maintenance		X	
Garage Door Painting	X		
Roof - Maintenance		X	
Roof - Replacement		X	
Gutter Cleaning	X		
Gutter Maintenance		X	
Fascia Repairs		X	
Exterior Doors - Painting	X		
Exterior Doors - Maintenance		X	
Driveway Maintenance		X	
Driveway Painting		X	
Mailbox	X		
Mailbox Structure	X		
Mailbox Address Plate	X		
Mailbox Name Plate	X		
Mailbox Painting	X		
Walkways (Driveway To Front Door)		X	
Landscape - Home Irrigation	X		
Landscape - Courtyard	X		
Landscape - Side Yard	X		
Landscape - Rear Yard	X		
Landscape - Shrubs / Hedges	X		
Landscaping of additional plantings from Owner	X		
Tree Trimming	X		
Water Source – Irrigation from Lake	X		
Irrigation Clock	X		
Irrigation Heads	X		
Irrigation Pump	X		
Irrigation Suction Line	X		
Irrigation Common Area - Lake	X		
Pest Control - Exterior Homes		X	
Pest Control - Interior Homes		X	
Home Interior Security Alarm Equipment		X	
Trash Removal For Home		X	
Lake Maintenance – Preserve	X		
Weirs Maintenance	X		
Sidewalks	X		
Roads	X		

AREAS OF RESPONSIBILITY FOR LOT / HOME / DRIVEWAY / MAILBOX / ROADS	SUB ASSOCIATION	OWNER	MASTER ASSOCIATION
ROADS - Flagler Parkway, Breakers West Blvd. and Mayacoo Lakes Blvd.			X
GATEHOUSES Okeechobee – Open 24/7 Belvedere 6:00 a.m. to 11:00 p.m.			X
ACCESS CONTROL & ROAD PATROL PERSONAL 24 / 7 Property Coverage			X
PERIMETER FENCING			X
COMMON AREA LANDSCAPING / MAINTENANCE Gatehouses, Okeechobee & Belvedere Entrances & Common Areas throughout BW			X
PEST CONTROL Common Area Turf, Trees and Plantings and Gatehouses			X
TREE TRIMMING Common areas only			X
Lakes Monthly Maintenance			X
SIDEWALKS (Bike Paths) - Along Flagler Pkwy, Breakers West Blvd. and Mayacoo Lakes Blvd			X
HOME ALARM MONITORING Cost of the monitoring			X
COMCAST BASIC CABLE Includes One Box and Two Adapters			X
LIGHTS - Ground Landscape Lighting at Entrances and Street Lights reported to FPL			X
SIGNAGE - Traffic, Directional & Street Monuments on Flagler Pkwy, Breakers West Blvd. and Mayacoo Lakes Blvd. Front Entrances Walls			X