

**PIPER TRACE  
RESPONSIBILITY MATRIX & DEED RESTRICTIONS**

<b>Description</b>	<b>H/O</b>	<b>Assoc</b>
Interior Units	X	
Rear yard lawn / landscaping / trees	X	
Rear porch, balcony		X
Fencing	X	
Glass Surfaces (Windows)	X	
Doors including fixtures/hardware/framing	X	
Air Conditioning equipment	X	
Utility company meters; circuit breakers and switch panels	X	
Sanitary Sewer	X	
Gas, electric power service lines	X	
Structural support for roofs and walls	X	
Foundation	X	
Fixtures & Equipment installed for the exclusive use of that unit commencing at a point where the utility lines, pipes, wires, conduits or systems enter the Lot	X	
Light Bulbs in light fixtures under the exclusive control of the owner	X	
Common Areas		X
Paint		X
Exterior repair/replacement (not in event of fire or other casualty normally covered by insurance)		X
Exterior surfaces – Roofs (Shingles and decking only)		X
Gutters and downspouts		X
Concrete – driveways, sidewalks and walkways		X
Alterations made to the unit by the Owner	X	
Landscaping (excluding rear yards behind fencelines)		X
Irrigation (outside of rear yard)		X
Party Walls (both owners are responsible, unless one party has shown negligence)	X	

<b>DEED RESTRICTION / SITUATION</b>	<b>Notes</b>
Animals / Pets	May not be bred; may have (2) dogs, cats or other household pets
Signs – For Sale or Rent ONLY	Max dimension = 24” (inches) or 576 sq inches
Antennae	See guidelines
Storage	No clotheslines, equipment or storage piles in patio areas or screened areas or public view
Trash	Out of public view in appropriate receptacles
Window Treatments	No paper, cardboard, newspaper, boards, foil or other reflective material
Parking	No on street or overnight; no boats, trailers, campers, inops or other items

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Fences	Rear yard must be enclosed with a fence