

Appendix B  
Springcreek Manor Condominium Association  
Rules and Regulations

**Unit-Specific Features List**

(As of December 3, 2018)

The purpose of this list is to identify those features of each unit that are the specific responsibility of the individual unit owner to maintain. These features are not the maintenance responsibility of the Springcreek Manor Condominium Association. However, the Association has oversight of the style and standard of care required.

<u>Unit #</u>	<u>Unit-Specific Features</u>
All UNITS	Doors, door frames and sills, door glass, windows, window frames, sills and assemblies, window glass, screen and garage doors, chimneys, heat pumps, stepping stones, and ornamental items (not listed). See Declaration sections 4, 6, 8 and 12 for more information.
1	Patio (fabric removed 10/2018) Awnings - patio and window Security alarm light east of front bedroom (on wall facing Unit 2) and single flood light at patio in rear
2	Glass-enclosed porch Stone patio Awning on porch Security alarm light on west side of garage
3	All-season porch with paver stone patio Two heat pumps rear limited common: small one next to enclosure (2018) Brick covering on sidewalk in courtyard Awnings over patio and rear windows Alarm security light Double floodlight on south side of porch
4	Glass-enclosed/screened porch with patio Lightning arrestors Awnings on porch and rear windows

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5	Glass-enclosed porch Paver patio (summer 2015) Lightning arrestors TV cable along bottom of east wall Security alarm light on west side of garage in courtyard
6	All-season enclosed porch with patio (covered with pavers) Lightning arrestors Awnings on patio Two heat pumps rear limited common: small one by enclosure Propane tank in corner by rear bedroom window (not approved; 10/2018) Light sensor at roof line on west side Two flood lights at roof line in rear Transformer plugged in at entry outlet; flood light on brick (not approved; 8/2016)
7	Glass-enclosed/screened porch and paver patio Brick covering on sidewalk in courtyard Lightning arrestors Awnings on two rear windows Two propane tanks between rear window boxes (not approved but same location as previous one) Light sensor at roof line in courtyard northwest corner
8	All-season enclosed porch with patio Brick covering on sidewalk in courtyard Lightning arrestors Awnings on rear windows Security alarm light on north side of garage Flood light at roof line in rear (lights removed from second fixture 6/2017) Two propane tanks on east side common Light sensor at roof line on east side

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9	All-season enclosed porch with patio Switch on attic exhaust fan inside unit Awnings on rear windows and porch Single flood light above patio Security alarm light on northwest corner of garage Propane tank on west side common
10	Brick covering on sidewalk in courtyard Patio Awnings for patio rear windows
11	Glass-enclosed/screened porch with patio Security alarm light on north side of garage
12	Glass-enclosed/screened porch with patio Awnings on rear and patio windows Two flood lights above patio Propane tank in courtyard behind wooden lattice (attached to brick)
13	All-season enclosed sunroom and patio area Brick patio with lights along edge Awning at rear door Two propane tanks in rear limited common Wood posts in courtyard to create raised bed Wood ties in courtyard along driveway
14	All-season enclosed sunroom Brick patio Propane tank on east side common Air conditioner in wall on east side of sunroom Vent in wall on east side of sunroom
15	Screened porch and stairs Patio Propane tank on west side common Security alarm light along roof line on north corner of west side Brick sidewalk in courtyard

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16	All-season enclosed sunroom and spiral stairs Set of double floodlights on east side of enclosure Patio Two propane tanks in rear limited common Two heat pumps in rear limited common One double floodlight on north side of courtyard
17	Screened porch Patio Two sets of double floodlights on east side of porch One double floodlight on west side of courtyard Geothermal heating/cooling system
18	All-season enclosed sunroom and stairs Patio One floodlight above east side of porch Brick sidewalk in courtyard Metal trellis attached to brick at inner corner nearest front window box Security alarm light in front Double floodlight on east side of garage
19	All-season enclosed sunroom Patio Four propane tanks: two at east wall rear limited common; two at north wall rear common Non-standard, oversized concrete walk (2007)
20	Deck Patio Brick covering on sidewalk in courtyard
21	Deck with awning Patio Double floodlight at top of west side of garage