

**VILLAS AT HATHAWAY'S CORNER
RESPONSIBILITY MATRIX**

HOA
Responsibility

Homeowner
Responsibility

Variance
Request Needed

Maintenance by the Association - Article VI			
Section 6.1: Maintenance & Repair by the Association			
LAWN CUTTING <i>includes string-line trimming and blowing off hard surfaces</i> • Association property (common area) • Individual homeowner lawn	X		
SNOW REMOVAL <i>2025 specifications - 2" trigger and deicing as needed</i> • Private roadway and mail center parking • Individual homeowner driveway and walkway to stoop • Sidewalks throughout community	X		
TRASH & RECYCLING <i>Casella Waste - Wednesday Pickup</i>	X		
GENERAL REPAIRS AND MAINTENANCE • Private roadway • Mail Center • Association property	X		
Section 6.3: Repairs & Maintenance by the Homeowner			
LANDSCAPING • Front garden bed maintenance • Weeding, trimming and pruning		X	
LAWN CARE • Weed and feed applications (chemicals) • Brown spots, crab grass, bugs		X	
IRRIGATION SYSTEM • Opening and closing system • Repairs		X	
GENERAL REPAIRS AND MAINTENANCE • Interior and exterior of home (windows, roof, siding, etc.) • Driveway sealing and replacement • Walkway and sidewalk within individually owned lot		X	
General Covenants and Restrictions - Article VIII			
SECTION 8.1: No signs or advertising allowed			X
SECTION 8.2: No temporary building, trailer, basement, tent, shack, barn, outbuilding, garage or building in the course of construction or other temporary structure shall be erected or transported onto any portion of the property.			X
SECTION 8.3: Residential Use Only			
• Lease or rent no less than 12 months		X	
• No fences or walls installed			X
• No mobile homes, recreational vehicles, boats, jet skis or unregistered vehicles shall be parked on streets or in driveways for a period in excess of 24 hours.			X
IN GENERAL: Any exterior modification or addition to your property or lot requires a variance.			X

CONTACT INFORMATION

- **Crofton Perdue Associates, Inc.** for lawn cutting, trash/recycling, snow removal, variances, HOA fee questions, etc.

Phone: 585-248-3840

Email: info@croftoninc.com

Property Manager: Keith LoPresto (Keith@croftoninc.com)

- **Marrano Homes** for home warranty items, development and/or construction issues

All correspondence with Marrano should be with Marrano's Customer Care Department

Customer Care Representative: Tonya Coyle

Phone: 716-809-8659

Email: coylet@marranohomes.com

Visit Croftoninc.com and click Villas at Hathaway's Corners for Association Declaration, By-Laws, variance submission, etc.