

APPENDIX A
RESIDENT AND HOMEOWNERS' ASSOCIATION RESPONSIBILITIES MATRIX Jan. 2025

ITEMS	OWNER EXPENSE	ASSOCIATION EXPENSE
ADDRESS NUMBERS		X
AIR CONDITIONER/FURNACE & SUPPORT PADS	X	
ASPHALT & CONCRETE DRIVES/SIDEWALKS		X
BIRDS, BATS IN ATTIC, VENTS, CHIMNEY, ETC.	X	
BUILDING HAZARD/CASUALTY INSURANCE	X	
CHIMNEY ROOF VENTS	X	
DECK REPLACEMENT, MAINTENANCE & STAIN	X	
CRAWL SPACE SCREEN PAINTING		(If Original Builder Installed) X
CRAWL SPACE FRAME PAINTING		X
DRYER CLEANING, SCREENING & REPAIR	X	
EXTERNAL ALTERATIONS & CHANGES	X	
EXTERIOR BRICK / MASONRY		X
EXTERIOR CAULKING		X
EXTERIOR DOOR HARDWARE OR REPLACEMENT	X	
EXTERIOR DOOR PAINTING		X
EXTERIOR FAUCET REPAIR OR REPLACEMENT	X	
EXTERIOR FENCE AND PRIVATE GATE ENTRANCE	X	(If Original Builder Installed) X
EXTERIOR LIGHT FIXTURES	X	
EXTERIOR PAINTING		X
EXTERIOR SIDING		X
FIREPLACE FLUE CLEANING OR REPAIRS	X	
FOUNDATION CRACKS & LEAKS	X	
GARAGE DOOR REPLACEMENT	X	
GARAGE DOOR OPERATION & ELECTRIC OPENER	X	
GARAGE DOOR PAINTING	X	(If Original Builder Installed) X
GUTTER CLEANING & REPAIR & REPLACEMENT		X
INTERIOR REPAIR FROM ROOF LEAKS	X	
MAILBOXES		X
PAINTING OF ENTRY DOOR		X
PATIO/DECK DOORS & WINDOWS (caulking)		X
PATIO/DECK DOORS & WINDOWS (maintenance/painting)	X	
PATIO/DECK AND STEPS REPAIR OR REPLACEMENT	X	
PEST CONTROL (ants, bees, wasps, etc.)	X	(Common ground) X
PORCH/RAILING (maintenance/painting)	(Owner installed) X	X
POWER WASHING - SIDING		X
RETAINING WALLS	X	(If installed by HOA) X
RADON GAS REMEDIATION	X	
RESIDENTIAL WATER, SEWER, AND GAS LINES	X	
ROOF MAINTENANCE / REPAIR		(See Appendix J) X
SATELLITE DISH	X	
SEWER CLEANOUT, INSIDE/OUTSIDE OF THE HOUSE	X	
SEWER VENTS	X	
SHUTTER REPLACEMENT AND PAINTING	X	
SIDEWALK UP TO GATE OR UP TO FRONT DOOR STOOP		X

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SKY LIGHTS	X	
STEPS, PORCH PAD & STOOPS (FRONT OF RESIDENCE)		X
STREET MAINTENANCE		X
STREETLIGHTS		X
SUMP PUMP & AND BASEMENT WATER DAMAGE	X	
TERMITE/INSECT/VERMIN DAMAGE	X	
TERMITE/INSECT/VERMIN TREATMENT	X	
TRAPPING ANIMALS (raccoons, squirrels, bats, birds)	X	
UNDERGROUND DRAINAGE FROM DOWNSPOUT		X
UNIT ELECTRICAL SUPPLY BOX	X	
WIND/HAIL/FIRE/OWNER NEGLECT AND DAMAGE (any item)	X	
WINDOW – ROUND (maintenance/painting) (except glass)		X
WINDOW – ROUND FRAME (maintenance/painting)		X
WINDOW – BASEMENT FRAME (original builder installed)		(Painting only) X
WINDOW – EXTERIOR WOODEN FRAME (original builder installed)		(Painting only) X
WINDOWS FRAME & GLASS (replacement or painting)	X	
WINDOWS CAULKING		X
WINDOW WELL, COVER, AND DRAINAGE	X	
VEGETATION – REMOVAL (planted by homeowner)	X	
SNOW REMOVAL, ICE MELT, SIDEWALK & PORCH		X
SNOW REMOVAL, STREETS, DRIVEWAYS		X