

CHART OF COMMON MAINTENANCE RESPONSIBILITIES

HEATHERBROOK HOMEOWNER'S ASSOCIATION INC.

Component {note: all components not featured in all homes}	ASSOCIATION RESPONSIBILITIES	HOMEOWNER RESPONSIBILITIES
Asphalt Parking Areas & Private Roadways (excludes driveways)	All	None
Chimney Flues	None	Cleaning, Repair, Maintenance
Decks, Patios	None	Maintenance, Cleaning, Replacement, Snow Removal Ice Removal
Exterior Building Finishes- Siding, Cultured Stone	None	All
Exterior Doors	None	All
Fireplaces, Hearths	None	All
Foundation, Slab, Structural Components	None	All
Gutters, Downspouts, Splash Blocks	None	All
Hardware, Locks, Hinges on Windows, Doors, Garage Door Mechanicals	None	All
Heating, Ventilation, Air-Conditioning, HVAC support pads	None	All
Interior Components	None	All
Landscaping, Lawns	Maintenance	Watering
Lighting-Building Exterior (controlled by unit)	None	All
Plumbing (Serving One Unit-Regardless of Location)	None	All
Privacy Screening/Fencing Enclosing Patio or Deck	None	All
Private Driveways	None	Snow Removal, Sealing, Repair, Resurfacing/Replacement
Recreation Facilities (if any)	All	None
Retention Ponds	All	None
Roof, Flashing, Soffit, Trim	None	All
Sidewalks & Entry Walks	None	Repair, Replacement, Snow & Ice Removal
Service Lateral for Water & Sanitary Sewer from curb box or clean-out to home	None	All
Storm Water Management System- Swales, Storm Piping	All	None
Street Lighting	All	None
Valley Ponds Drive	None (Public Road)	None
Valley Ponds Drive Landscape & Main Entrance Areas	All	None
Windows, Glass, Patio Doors, Storm Doors, Skylights	None	Cleaning, Repair, and Replacement (with Association permission)