

**MAINTENANCE RESPONSIBILITY CHART
FOR
The Ridgecroft Condos**

ITEM	Homeowner	Association
Air Conditioning/Heating (All maintenance, repair & replacement)	X	
Brick & Mortar Steps (All maintenance, repair & replacement due to normal wear & tear)		X
Building - Exterior Surface (All maintenance, repair, replacement and painting; includes siding, shutters & trim)		X
Building - Interior	X	
Utilities	X	
Chimney - Exterior surface		X
Chimney (All maintenance, repairs & periodic cleaning of the flue).	X	
Decks/Patios (All maintenance, repair & replacement)		X
Decks/Patios (Routine cleaning, keeping free & clear of snow, ice & debris; all maintenance, repair & replacement due to neglect or misuse)	X	
Door Bells, Buzzers, Knobs, & Locks	X	
Doors (All maintenance, paint, and repair due to normal wear & tear of the door and door jamb; including shed doors).	X	
Electrical (All maintenance, repair & replacement)	X	
Exterior House Numbers (All maintenance, repair & replacement)		X
Exterior Outside Outlets	X	
Fences (All maintenance, repair & replacement of fences installed by the Builder)		X
Grass/Lawn (Responsible to ensure grounds are free & clear of obstructions; responsible to maintain grass area in any yard that is completely enclosed or inaccessible to the Association's grounds contractor.)	X	
Grass/Lawn (Responsible to maintain the condition of the grounds, not necessarily to improve the quality of the grounds; mow the grass on a periodic basis during the growing season; fertilize turf areas; apply pre-emergent weed control; edge curbs and sidewalks at least once each month during growing season; fall aeration; fall overseeding)		X
Cutters & Downspouts (All maintenance, repair & replacement)		X
Handrails (All maintenance, repair & replacement due to normal wear & tear)		X

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Handrails (Routine cleaning; all maintenance, repair & replacement due to misuse or neglect)			X
Insect Control (All inspections, treatment & control)	X		
Termite Control (Only annual termite inspection cost)			X
Leaf Removal (Responsible for leaf removals in late fall/early winter)			X
Lights - Exterior Building Common Area(All maintenance, repair & replacement if the light is controlled by the Owner)			X
Mailbox (Kiosk is HOA, Homeowner responsible for keys)	X		X
Roof (Repair & restoration of interior damage caused by roof leak)	X		
Roof (Repair to source of roof leak, repair & replacement of shingles, felt & flashing)			X
Sidewalks maintenance			X
Streets (None unless repair is necessitated by damage caused by the Owner or resulting from the Owner's vehicle)			X
Streets (Pot hole repairs, protective sealing applications, and asphalt overlay as needed)			X
Structural (All maintenance, repair & replacement of building structural components (i.e., walls, floor joists, roof trusses, foundation, etc)			X
Trash Removal (Removal of large, bulk items that cannot fit in trash cans)	X		
Trees/Shrubs (Responsible to maintain as the Board of Directors determines appropriate; responsible to replace when needed and appropriate (though replacement may be of a different size)			X
Vents, Ducts, Flues (All maintenance, repair & replacement of dryer & bathroom vents, dryer ducts, chimney flues, roof vents, attic fans, etc., including removal of insects & animals)	X		
Water Leak (Responsible for all repairs & maintenance for the pipe servicing only the home)	X		
Water/Sewer (All maintenance, repair & replacement to lines/pipes on the Owner's property servicing that individual home, or for repairs resulting from misuse by Owner)	X		

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Water/Sewer (All maintenance, repair & replacement to lines/pipes that service more than one home)		X
Weatherstripping around all doors	X	
Windows (All maintenance, repair & replacement of windows, screens, window casings, & window mechanisms)	X	