

**ADDENDUM D
HEATHERRIDGE SOUTH
MAINTENANCE RESPONSIBILITY QUICK REFERENCE LIST**

May 2016 Addendum F

MAINTENANCE REPAIR DESCRIPTION	RESPONSIBILITY		INSURANCE	
	HOA	OWNER	HOA	OWNER
BUILDING EXTERIOR				
BUILDING STRUCTURE, FRONT PORCHES	X		X	
CHIMNEY REPAIRS OUTSIDE UNIT	X		X	
CHIMNEY, FIRE BOX, FLUE REPAIRS -INSIDE UNIT		X		X
EXTERIOR SIDING, EXTERIOR PAINTING, BRICK, TRIM, OTHER EXTERIOR SURFACES	X		X	
FOUNDATION & INTERIOR FLOOR SETTLING		X		X
GARAGE DOORS (COLOR WHITE ONLY)		X		X
GARAGE DOORS PAINTING (NO WOOD DOORS)	X			
GARAGE LIGHT FIXTURES OUTSIDE OF UNIT, BULB REPLACEMENT	X		X	
GUTTERS & DOWNSPOUTS	X		X	
REAR PATIOS & DECKS		X		X
ROOF SHINGLES, ROOF UNDERLAY	X		X	
SKYLIGHT, FANS, ANY OTHER UNITS APPROVED TO PENETRATE ROOF SURFACE		X		X
WINDOWS, FRAMES, PATIO DOORS & DOOR FRAMES, FRONT DOORS & FRAMES		X		X
UTILITIES				
AIR CONDITIONING UNITS & LINES		X		X
ELECTRIC CIRCUIT BOXES SERVICING EXCLUSIVELY THAT UNIT -INSIDE OR OUTSIDE		X		X
SUMP PUMPS & SUMP PUMP PITS -INSIDE UNITS		X		X
SUMP PUMPS & SUMP PUMP PITS -OUTSIDE UNITS	X		X	
UTILITIES & LINES INSTALLED WITHIN INDIVIDUALS UNITS		X		X
UTILITIES & LINES INSTALLED OUTSIDE OF UNIT & SERVICING MORE THAN ONE UNIT OR THAT SINGLE UNIT	X		X	
WATER PIPES INSIDE UNIT & SERVICING ONLY THAT UNIT		X		X
WATER PIPES OUTSIDE A UNIT & SERVICING MORE THAN ONE UNIT	X		X	
GROUNDS				
GARDENS -HOMEOWNER CREATED IN COMMON AREAS		X		
GRASS, TREES, SUBBERY, LANDSCAPING	X		X	
GROUNDS MAINTENANCE, LANDSCAPING GRADING	X		X	
MAILBOX KIOSKS	X		X	
PERIMETER FENCES: FRONT COURT YARDS	X		X	
PERIMETER FENCES: REAR PATIOS, DECKS		X		X
PRIVATE ROADS, DRIVEWAYS, CURBS, WALKWAYS	X		X	
SIDEWALKS: FRONT COURT YARDS		X		X
SIDEWALKS: OTHER THAN FRONT COURT YARDS	X		X	
CLUBHOUSE				
ALL GROUNDS, POOL AREA, FENCE AROUND POOL	X		X	
ALL INTERIOR & EXTERIOR REPAIRS *except during Rental	X		X	
ALL INTERIOR REPAIRS *during Rental ~ see Addendum F: Clubhouse Rental Agreement		X		
POOL, HEATER, FILTRATION SYSTEMS	X		X	
OTHER				
GARBAGE CANS, RECYCLING CONTAINERS		X		
GARBAGE COLLECTION	X			
IRRIGATION SYSTEM	X			
RETAINING WALLS	X			
SNOW REMOVAL	X			
SNOW REMOVAL SIDEWALK INSIDE COURT YARD		X		
COMMENTS				
OTHERWISE BE THE ASSOCIATIONS RESPONSIBILITY IF THE DAMAGE IS CAUSED BY AN INSURED CALAMITY, SUCH AS FIRE, OR IS DIRECTLY CAUSED BY SOME ACTION OF THE ASSOCIATION, ITS EMPLOYEES OR SUBCONTRACTORS.				
CONVERSELY, IF THE DAMAGE IS CAUSED BY THE ACTS OF AN OWNER, THE OWNER MAY BE RESPONSIBLE FOR DAMAGE WHICH WOULD ORDINARILY BE HANDLED BY THE ASSOCIATION.				
FINALLY, AS A VERY GENERAL RULE, ANTHING OUTSIDE THE INSIDE SURFACE OF A UNITS' WALLS IS THE ASSOCIATION'S ISSUE. ANYTHING INSIDE THE SURFACE OF A UNITS' WALLS IS THE OWNERS ISSUE UNLESS WHATEVER IS INSIDE THE UNIT SERVES MORE THAN THAT UNIT. IF AN OWNER CHANGES OR REPLACES FIXTURES, CABINETS, COUNTERS, ETC THAT WERE ORIGINALLY INSTALLED BY THE DEVELOPER, THE OWNER BECOMES RESPONSIBLE FOR THOSE ITEMS.				