

**Richardson Crossroads Condominium Association
Maintenance Responsibility Chart**

	Items	Association Responsibility	Homeowner Responsibility
1	Grounds including all landscaped and paved areas and improvements thereon lying outside the main walls and the buildings with the exceptions noted herein	All except as noted	Cleaning and routine maintenance of patios, balconies, and Limited Common Elements pertinent to the Unit, replacement or maintenance of plantings and improvements on the patios
2	Building, exterior roof, siding, and foundation	All aspects except as noted.	Maintenance/repairs of courtyard - deck, patio, inside of fence, stairs, railroad ties and walkway; damage caused by foundation company – such as deck, shrubs, patio.
3	Unit doors (front and rear)	Provide homeowner with approved paint color.	All aspects, paint must match current trim color, front door may be stained a matching color (Ask HOA for color codes)
4	Door Screens		All aspects
5a	Sliding Glass Door, Atrium and Storm Doors		All aspects, Storm doors must be brown with full view safety glass.
5b	Storage closet & door; exterior side or rear garage door		All aspects including routine cleaning
5c	Garage and garage doors	Provide homeowner with approved paint color and brand.	All aspects, including replacement and painting. Also garage door openers.
6a	Windows		All aspects – must match color
6b	Window water leaks (exterior)	Caulking only	All aspects, except caulking
6c	Window Screens		All aspects
7a	Plumbing & Sewer Lines	Repairs to portions of plumbing and sewer lines outside of the boundaries of the Unit (including plumbing and sewer serving only one Unit) except when caused by the occupants of a Unit. Damage to a Unit from causes initially occurring outside the Unit (but not consequential damages to furniture, clothing, or other personal items). Water lines going to water cut off box in common walls and sprinkler lines.	All portions within a Unit serving only that Unit including fixtures and appliances attached thereto. Damage to a Unit originating from causes initially occurring within the Unit that are the responsibility of the Unit owner. This includes hot water heater, washing machine, dishwasher, water softener, and purifier. Water lines into and out from Unit. Sprinkler lines damaged by present or previous owner. Outside faucets for one unit only.
7b	Cut-off valves, boxes and lids	All aspects, repair and replacement	Notify management/HOA Board if inoperable, or not visible
7c	Water line to valve	All aspects	
7d	Water line from valve into Unit		All aspects
8a	Electrical	All except electrical and related systems serving only one Unit included within the exterior of the Unit, except as otherwise noted. Damage to a Unit occasioned from sources outside of the Unit originating from electrical systems and components, the maintenance responsibility of which is the HOA. Bus bar on which meter sits. Exterior lighting fixtures.	All portions within a Unit serving only that Unit including all fixtures and appliances attached thereto, including the portions of the heating and cooling systems included within a Unit. Damage to a Unit from causes initiating within the Unit from electrical and related systems, the maintenance of which is the responsibility of the Unit Owner.
8b	GFI Breaker Outside		All aspects
8c	Breaker at Meter		All aspects

8d	Bus bar connection	All aspects	
8e	Outside light fixtures, front door, balcony, patio and garage/carports	Repair/Replacement. Flood light bulbs only will be replaced by HOA.	Replacement of bulbs by owner at owner's expense of all bracket lights and carport overhead fixtures.
9	Appliances		All aspects
10	Heating & Cooling Systems		All aspects
11	Attics and crawl spaces	All above finished ceiling	Crawl space access
12	Fences, gates, latches	All aspects, except locks	Locks
13	Sidewalks	At discretion of HOA	
14	Gutters	All aspects	
15	Pest Control	All pests found in common areas, including shared walls between units, attic areas, or landscaped areas of the complex.	All pests found within the unit, walls, patios or other areas not shared with or affecting other unit owners.
16	Interior walls and ceilings – repairs caused by leaks from plumbing, roof, neighbor		All aspects

Amended 1/13/2021