	HOA	Homeowner	Occurrence if
	Maintained	Maintained	HOA
Farmington Crossing Maintenance items	item	item	Maintained
Windows		X	
Doors		X	
Frames for both Windows and Doors		X	
Doorbells		X	
Exterior Lights: Front Porch and sides of			
garage	X		
Exterior Lights: Back patio or Balcony Lights		X	
Exterior power outlets		X	
Rain Gutters		X	
Irrigation lines	Χ		
Lawn Care: Mowing, Edging, Weeding,			
Blowing.	X		Seasonal weekly
Seasonal Landscape (Spring Clean up, Turf			
fertilization 4X, Planter Bed Fertilization 4X,			
Fall Clean up, Leaf Clean up 2X	Χ		
Bushes/shrub pruning	Χ		2 times per yr.
			Seasonal Daily
			Maintenance.
			Replace parts as
Pools	X		needed
			Daily Maintenance
			Replace parts as
Hot Tubs	X		needed
Splash Pad	Х		Seasonal
			Cleaned Weekly.
Clubhouse	X		Repairs as needed
Snow Removal of :			
Common Sidewalks	Х		2" minimum
Sidewalk to unit front door		X	
Street Snow Removal	Х		2" minimum
Stucco maintenance	Х		As needed
Roof Maintenance	Х		As needed
			Repair and paint on
Siding Maintenance	Х		8 yr cycle
Air Conditioner Units		Х	
Tree Care	Х		
Plant Care	Х		
Cleaniness of unit (including garbage, spider			
webs, debris, etc.		X	

Pest Control (of any kind)		l x	
		+	
Fire Control Sprinklers		X	
Water Lines:			
Main Manifold (services			
more than one unit)	X		
Individual Water Lines (as soon as it T's off			
from Main Manifold becomes Homeowner			
Resposibilty, even if it is in someone elses			
unit)		Х	
			Va a uli i Cha a li a d
			Yearly Checked.
Community Back Flow Preventors	X		Repaired as needed
Street Maintenance(pot holes and seal			Follows Reserve
coats)	X		Analysis Guidelines
			Follows Reserve
Concrete	Χ		Analysis Guidelines
Street Signs	Χ		
House Numbers		X	
Mailboxes	Χ		
Mailbox Lock Replacement		X	
Key Fob Replacement		Х	
		-	