

MAINTENANCE AND RESPONSIBILITY CHART

The following chart sets forth the division of responsibility for maintenance, repair, and replacement of property between the Riverbend Homeowners Association and the Unit Owners. Please refer to Riverbend CC&Rs for additional explanations.

	EXTERIOR	HOA	OWNER
1.	Maintenance and repair of roof (for damages covered by individual HO6 and HOA Master Insurance Policies see p. 2, *25).	X	
2.	Replacement of roof (shingles, felt and plywood) due to normal wear and tear.	X	
3.	Maintenance, repair, and replacement of the exterior siding of a Unit, including exterior of the garages (but not including studs, insulation or plywood backing unless covered by the HOA's insurance), and including the Unit's fascia and soffit.	X	
4.	Maintenance, repair, and replacement of outside secondary water spigots.	X	
5.	Maintenance, repair, and replacement of driveways, front steps, porches, and individual walkways.		X
6.	Maintenance, repair, and replacement of rain gutters and down spouts.		X
7.	Maintenance, repair, and replacement of concrete foundations and patios and decks.		X
8.	Maintenance, repair, and replacement of exterior doors, hinges, frames, thresholds, locks, and doorbells.		X
9.	Maintenance, repair, and replacement of garage floors, garage doors, and garage door frames.		X
10.	Maintenance, repair, and replacement of windows, shutters, sliding glass doors, French doors, screens, and frames.		X
11.	Maintenance, repair, and replacement of window wells and window well covers.		X
12.	Maintenance, repair, and replacement of all lights attached to the exterior walls (unless used to light the Common Area and not connected to the Unit's power).		X
13.	Maintenance of gas and electricity connections from the meters to the Unit.		X
14.	Maintenance of culinary water system from the outside entry through the foundation throughout the Unit. This includes outside faucets and hose bibs. Any damage caused by this portion of water system is the liability of Unit Owner.		X
15.	Maintenance, repair, and replacement of phone lines, TV cables, air conditioning, and satellite dishes.		X

16.	Maintenance, repair, and replacement of all Unit owner improvements, such as skylights, windows, attic vents, fans, heat tape, ornamental railings, and similar items.		X
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	INTERIOR	HOA	OWNER
17.	All interior painting, decorations, and furnishings from the inside of the unfinished walls and ceilings. This includes all appliances, such as dishwashers, garbage disposals, ranges, refrigerators, microwaves, furnaces, exhaust fans, attic vents, air conditioners, water heaters, and telephone and computer networks.		X
18.	Maintenance, cleaning, and repair of venting and fireplaces.		X
19.	Maintenance, repair, and replacement of the electrical system from the city electric meter to the breaker panel and to all outlets, including switches and light fixtures.		X
20.	Maintenance, repair, and replacement of plumbing fixtures, such as sinks, basins, toilets, and all interior pipes and valves.		X
21.	Repair of cracks or other damage to interior walls, floors, or ceilings caused by normal Unit settling.		X
22.	Repair of damage resulting from static water or seepage of water from any underground source.		X
23.	Repair of damage resulting from surface water.		X
24.	Repair of damage resulting from seepage of water from sprinkler system failures.	X	
25.	Damages under \$10,000 (or the current amount of the Association's insurance deductible) = Individual Owner or Owner's HO6 Insurance Policy Damages over \$10,000 = Riverbend Master Policy Insurance	X	X

	GROUNDS	HOA	OWNER
26.	Maintenance of lawn and replacement of original trees and shrubs.	X	
27.	All flowers on an Owner's patio or porch		X
28.	Maintenance, repair, and replacement of private roadways, parking lots, playground, curbs, and gutters.	X	
29.	Maintenance, repair, and replacement of a Unit's driveway and the individual walkways servicing one Unit.		X
30.	Maintenance and utilization of sprinkler system within the Association.	X	
31.	Snow removal: private roadways, parking lots, and common area walkways.	X	

32.	Snow removal: driveways and individual walkways.	X	
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	OTHER	HOA	OWNER
33.	Garbage collection.		X
34.	Maintenance and repair of water system from the city water meter to the entrance to the exterior wall of each Unit.		X
35.	Any damage to a Unit or common area not otherwise covered by insurance, or caused by an Owner or a contractor hired by an Owner.		X
36.	Any damage in, on, or to a Unit is the sole responsibility of the Owner, except as otherwise stated herein.		X
37.	Private Roadways	HOA	