

MAINTENANCECHART

The following chart shows the division of responsibility for maintenance and repair of property between the Ridgmont Homeowners' Association and the Lot Owners.

	EXTERIOR	HOA	OWNER
1	Maintenance of, repair, paint and replace: roof, siding, stucco and building exterior, excepting exterior brickwork and chimneys	X	
2	Routine maintenance and repair to exterior brickwork and chimneys	X	
3	Major repairs to and replacement of exterior brickwork and chimneys	X	
4	Routine maintenance and repair of front steps and sidewalk located on the Lot	X	
5	Major repairs and replacement of front steps and sidewalks located on the Lot	X	
6	Routine maintenance and repair of concrete foundations and entrances (steps and porches) to the home	X	
7	Major repair and replacement of concrete foundations and entrances (steps and porches) to the home	X	
8	Routine maintenance and repair of originally installed: patio concrete, decks, balconies, driveways, porches & sidewalks	X	
9	Major repair and replacement of: patio concrete, decks, balconies, driveways, porches & sidewalks, and all owner installations or modifications of the same	X	
10	Maintenance, repair and replacement of original patio roof	X	
11	Maintenance, repair and replacement of original fences	X	
12	Maintenance, repair and replacement of owner added or modified fences and handrails		X
13	Maintenance, repair and replacement of rain gutters and down spouts	X	
14	Maintenance, repair and replacement of window wells and window well covers	X	
15	Maintenance, repair and replacement of exterior doors, hinges, frames, thresholds, locks, doorbells and chimes		X
16	Maintenance, repair and replacement of garage floors, doors and door openers		X
17	Maintenance, repair and replacement of windows, sliding glass doors, screens and frames		X
18	Maintenance, repair and replacement of all yard lights that use electricity from the unit	X	
19	Maintenance, repair and replacement of all light fixtures attached to exterior walls	X	
20	Maintenance, repair and replacement of all light bulbs on exterior walls		X
21	Maintenance, repair and replacement of gas lines and electric wiring connections from the meters to the unit, if not covered by the utility company		X

22	Maintenance, repair and replacement of water system from the outside entry through the foundation & throughout the unit. This includes the outside faucets and hose bibs. Any damage caused by this portion of the water system is the liability of unit owner		X
23	Maintenance, repair and replacement of outside culinary water spigots and bibs		X
24	Maintenance, repair and replacement of outside secondary water spigots and bibs	X	
25	Maintenance, repair and replacement of phone lines, TV cables, air conditioning, satellite dishes antennas, heat tape, heat and sump pumps		X
26	Unit owner improvements: skylights, solar panels, windows, awnings, attic vents and similar items		X
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	INTERIOR (except as otherwise covered by the owner's or HOA's insurance)	HOA	OWNER
28	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, furnaces, exhaust fans, attic vents, air conditioners, water heaters, and intercom, telephone, and computer wiring and networks		X
29	Maintenance, cleaning, repair and replace venting, chimneys and fireplaces		X
30	Maintenance, repair and replacement of the electrical system from the city electric meter to and including the breaker panel and to all outlets including switches and light fixtures		X
31	Maintenance, repair and replacement of plumbing fixtures such as sinks, basins, toilets and all interior pipes and valves		X
32	Repair of cracks or other damage to interior walls, floors or ceilings caused by normal unit settling		X
33	Repairs and damage to a unit resulting from static water, rain or seepage of water from any underground source, except sprinkler system failures.		X
34	Repairs of damage resulting from surface water		X
36	Repairs of damage to interior of a unit resulting from sprinkler system	X	

	GROUNDS (maintain and repair)	HOA	OWNER
37	Lawn, flowers, trees and shrubs in the common areas	X	
38	Flowers, trees and shrubs on the lot or in the common areas as modified by owner		X
39	Secondary water system, filter system, pond & streams	X	
40	Snow removal from roads, parking areas, sidewalks and owners' steps	X	
41	Roadways, parking areas, curbs and gutter	X	