

**Carriage Path Association
Responsibility Matrix
REVISED - 3/19/2021**

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| Maintenance |
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|---|
| Association's Responsibility |
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|---------------------------------------|
| Homeowner's Responsibility |
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Plumbing/ Heating & Cooling:

| | | |
|---------------------------|---|---|
| Interior Plumbing | | X |
| Exterior - Domestic Water | X | |
| Heating & Cooling Systems | | X |
| Hose Bib (Outside Faucet) | | X |

Windows:

| | | |
|---------------------------------|---|---|
| Glass (Including Thermo Panes) | | X |
| Window Frames & Sills | | X |
| Window Hardware (hinges, locks) | | X |
| Caulking & Painting (Interior) | | X |
| Caulking & Painting (Exterior) | X | |
| Dormer & Cupolo Windows | X | |

Doors: (Including Garage Door)

| | | |
|---------------------------------|---|---|
| Exterior Painting | X | |
| Hardware Replacement/Repair | | X |
| Structural Replacement | | X |
| Storm Door (Including Painting) | | X |

Concrete/Floors and Sidewalks:

| | | |
|---------------------------|--|---|
| Garage | | X |
| Basement | | X |
| Concrete Entrance Walkway | | X |

Walls:

| | | |
|---|---|---|
| Foundation, Poured Concrete - Outside Surface | | X |
| Foundation, Poured Concrete - Inside Surface | | X |
| Foundation, Structural | | X |
| Party Walls | | X |
| Exterior Siding & Trim | X | |

Front Porches and Steps:

| | | |
|------------------------------|--|---|
| Structural | | X |
| Snow Removal | | X |
| De-icing after Snow Removal | | X |
| Lighting - Bulb Replacement | | X |
| Exterior Coach Fixtures | | X |
| Porch Entry Ceiling Lighting | | X |

Maintenance**Association's
Responsibility****Homeowner's
Responsibility****Sewers:**

| | | |
|----------|---|---|
| Internal | | X |
| External | X | |

Rainwater/ Snow Melt:

| | | |
|-------------------------------------|---|---|
| Gutters | X | |
| Grading of Soil | | X |
| Catch Basins, Laterals & Downspouts | X | |
| Sump Pump & Check Valves | | X |

Chimneys & Fireplaces:

| | | |
|---------------------|--|---|
| Interior Components | | X |
| Exterior Components | | X |

Rear: Decks/Patios/Privacy Fences

| | | |
|--|---|---|
| Deck Staining/Painting | | X |
| Deck Repair/Replacement | | X |
| Concrete Patio Slab | | X |
| Repair of Code Required Wooden Patio Steps (Includes Watersealing) | X | |
| Replacement of Code Required Wooden Patio Steps (Variance Required) | | X |
| Vinyl Privacy Fences (Perpendicular to Unit) Interior units | X | |
| Vinyl Privacy Fences (Perpendicular to Unit) End units | | X |

Roof:

| | | |
|------------------------------------|---|---|
| Shingles | X | |
| Underlayment | X | |
| Sheathing | X | |
| Ridge Vent | X | |
| Flashing | X | |
| Interior Repairs | | X |
| Exterior Damage Due To Ice Damming | X | |
| Interior Damage Due To Ice Damming | | X |

Common Area:

| | | |
|---|---|--|
| Grass | X | |
| Trees (refer to attached map) | X | |
| Ponds | X | |
| Roadways - Town of Webster | X | |
| Sidewalks - Street Side (Town or Village) | X | |
| Driveways | X | |
| Street Post Lighting (Town or Village) | X | |
| Fire Hydrants (Town or Village) | X | |
| Mailbox, Post & Sleeve | X | |

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|--------------------|
| Maintenance |
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|---|
| Association's Responsibility |
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|---------------------------------------|
| Homeowner's Responsibility |
|---------------------------------------|

Individual Lots:

| | | | |
|---|---|--|---|
| Trees not designated as HOA responsibility on the attached map | | | X |
| Shrubs inside foundation planting beds (includes original plantings or replacements excludes homeowner additions) | X | | |
| Shrubs outside foundation planting beds | | | X |

Services & Infrastructure:

| | | | |
|--------------------------------------|---|--|---|
| Electric - Meter to Interior | | | X |
| Refuse and Recycling | X | | |
| Refuse and Recycling of Larger Items | | | X |
| Snow Removal (Driveways) | X | | |
| Snow Removal (Road = Village) | X | | |
| Pest Control - Interior | | | X |
| Pest Control - Exterior | X | | |
| Cable TV | | | X |
| Telephone | | | X |
| Antennas/Satellite Dishes | | | X |

Insurance: Master Policy

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|--------------------|---|--|--|
| Fire/Casualty | X | | |
| Exterior Liability | X | | |
| Exterior Umbrella | X | | |

Insurance: Personal Policy

| | | | |
|--------------------|--|--|---|
| Personal Contents | | | X |
| Interior Liability | | | X |
| Interior Umbrella | | | X |