

Edgewood Estates Responsibility Matrix

Association
Responsibility

Homeowner's
Responsibility

Variance
Request

Common Area Maintenance

Landscaped areas and common grounds	X		
Shrubs and trees	X		
Driveway sealing/replacement	X		
Snow removal roadway and visitor lots	X		
Snow removal driveway except 2 feet at garage door	X		
Driveway de-icing		X	
Gutter and downspouts	X		

Decks

Repair or replacement		X	X
Staining (Behr solid stain, # SC117 Russet)		X	X
Maintenance of personal plantings next to deck		X	

Doors

Exterior painting	X		
Entry door, frame and glass		X	X
Garage door/weatherstripping replacement or repairs		X	X
Hardware replacement/repair		X	
Sliding door and step		X	X
Storm door		X	X

Electrical

Street lights and entrance lights	X		
Building lights & post light in yard - Fixtures		X	X
Building lights & post light in yard - Light replacement		X	
Door bells		X	X
Electrical panel box and conduit		X	
Air conditioner junction box		X	

Exterior of Buildings

Siding and trim	X		
Roof	X		
House numbers	X		

Fireplaces & Chimneys

Interior components		X	
Chimney liner		X	
Chimney cap		X	X
Chimney/furnace cleaning		X	

Front Porch/Steps

Structural repairs		X	X
Snow Removal or de-icing, if desired		X	

Gutters and Downspouts

Replace	X		
Clean	X		

Heating and Cooling Systems

Furnace System		X	
High efficiency furnace PVC vent pipe		X	X
Air conditioning system		X	X

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Privacy Fence on Deck

Repairs	X		
Stain	X		

Plumbing

Hose Bib (Outside Faucet)		X	
Exterior Plumbing	X		
Interior Plumbing		X	

Slate Walk

Snow Removal or De-Icing		X	
Repairs or replacement		X	X

Windows and Skylights

Glass replacement		X	X
Window replacement		X	X
Window frames and sills		X	
Window hardware		X	
Painting, caulking, weather sealing (Interior)		X	
Caulking, weather sealing (Exterior)	X		
Skylight replacement or repair		X	X

Vents/Exterior and Piping/Interior

Dryer vent unit/exterior		X	X
Dryer vent interior piping		X	
Bathroom exhaust		X	X
Furnace vent		X	X
Sewer vent pipe		X	X
Water heater vent pipe		X	X
Soffit vent	X		
Ridge vent	X		

Services and Miscellaneous

Refuse & recycling collection	X		
Refuse collection of larger items		X	
Pest control - interior		X	
Pest control - exterior	X		
Cable TV & underground cable		X	
Telephone		X	
Satellite dish		X	X plus addendum

For a complete list, check your Rules and Guidelines Book.
If you need assistance, call Crofton Associates @248-3840