ADDENDUM "A"

MAINTENANCE RESPONSIBILITY MATRIX

Window Frames None All Window Hardware (hinges, locks) None All Exterior Caulking, Painting & Staining All None Window well (Basement) None All Overhead Garage Doors Door None All Garage Door Painting All None Hinges, Springs, Tracks, Cables None All Lifting Mechanism None All Exterior Doors Front Door Refinishing None All Exterior Painting & Caulking All None Storm & Screen None All None Entrance door replacement None All All Locks & Door Hardware None All Frames & Trim None All Weather-stripping None All Doorbell None All House Numbers None All Front Sidewalk & Stoop None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall None All	Maintenance	Association	Homeowner
Exterior Plumbing			
Hose Bib (Outside Faucet)	Plumbing, Heating & Cooling		
Master Water Meter Interior Plumbing None Interior Plumbing None All Heating/Cooling, AC pad, leveling None All Windows Glass & Sash None All Replacement None All None All None All Replacement None All None All None All None All Window Hardware (hinges, locks) Exterior Caulking, Painting & Staining None Window well (Basement) None All None Window well (Basement) None All None All Overhead Garage Doors Door None All Hinges, Springs, Tracks, Cables None All Lifting Mechanism None All Exterior Doors Front Door Refinishing All None All Exterior Painting & Caulking All None Storm & Screen None All Storm & Screen None All All None All Exterior Painting & Caulking None All Storm & Screen None All All None All House None All All All None All All None All Frames & Trim None All Weather-stripping None All House Numbers Concrete Floors Garage None All Front Sidewalk & Stoop None All Basement None All Block Wall Structural Integrity- party wall Block Wall Structural Integrity- passement None All No	Exterior Plumbing	None	All
Interior Plumbing	Hose Bib (Outside Faucet)	None	All
Heating/Cooling, AC pad, leveling Windows Glass & Sash None All Replacement Window Frames None All Window Hardware (hinges, locks) Exterior Caulking, Painting & Staining Window well (Basement) Overhead Garage Doors Door None All None All None All Overhead Garage Doors Door None All Garage Door Painting All None Hinges, Springs, Tracks, Cables Lifting Mechanism None All Exterior Doors Front Door Refinishing None All Exterior Painting & Caulking All None All Storm & Screen None All All None All Frames & Trim None All Weather-stripping None All House Numbers Concrete Floors Garage Rone All Front Sidewalk & Stoop Rone All None All Block Wall Structural Integrity- party wall None All None None All None All None None All None	Master Water Meter	All	None
Windows All All – see Addendum Glass & Sash None All – see Addendum Window Frames None All Window Hardware (hinges, locks) None All Exterior Caulking, Painting & Staining All None Window well (Basement) None All Overhead Garage Doors None All Door None All Garage Door Painting All None Hinges, Springs, Tracks, Cables None All Lifting Mechanism None All Exterior Doors Front Door Refinishing None All Exterior Painting & Caulking All None Storm & Screen None All – see Addendum Garage Interior Door None All Entrance door replacement None All All Locks & Door Hardware None All Frames & Trim None All Weather-stripping None All House Numbers None	Interior Plumbing	None	All
Glass & Sash	Heating/Cooling, AC pad, leveling	None	All
Replacement None All - see Addendum Window Frames None All	Windows		
Window Frames None All Window Hardware (hinges, locks) None All Exterior Caulking, Painting & Staining All None Window well (Basement) None All Overhead Garage Doors Door None All Garage Door Painting All None Hinges, Springs, Tracks, Cables None All Lifting Mechanism None All Exterior Doors Front Door Refinishing None All Exterior Painting & Caulking All None Storm & Screen None All None Entrance door replacement None All Entrance door replacement None All Frames & Trim None All Frames & Trim None All Weather-stripping None All House Numbers None All Front Sidewalk & Stoop None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall None All Block Wall Structural Integrity- party wall None All Block Wall Waterproofing – basement None All Block Wall Waterproofing – basem	Glass & Sash	None	All
Window Hardware (hinges, locks) Exterior Caulking, Painting & Staining Window well (Basement) Overhead Garage Doors Door Door None All None All None All None All Garage Door Painting All None All Lifting Mechanism Front Door Refinishing Exterior Painting & Caulking Storm & Screen None All Entrance door replacement All Locks & Door Hardware Frames & Trim Weather-stripping None All Weather-stripping None All House Numbers Concrete Floors Garage Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall None All	Replacement	None	All – see Addendum D
Exterior Caulking, Painting & Staining Window well (Basement) None All Overhead Garage Doors Door None All Garage Door Painting All None Hinges, Springs, Tracks, Cables Lifting Mechanism None All Exterior Doors Front Door Refinishing Exterior Painting & Caulking Storm & Screen None All Entrance door replacement All Locks & Door Hardware Frames & Trim Weather-stripping None All Weather-stripping None All House Numbers None All Concrete Floors Garage Front Sidewalk & Stoop Basement None All Walls Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall Block Wall Structural Integrity- passes None All All All None All All None All	Window Frames	None	All
Window well (Basement) Overhead Garage Doors Door None All Garage Door Painting All None Hinges, Springs, Tracks, Cables None Lifting Mechanism None All Exterior Doors Front Door Refinishing Exterior Painting & Caulking Storm & Screen None All Entrance door replacement All Locks & Door Hardware Frames & Trim None Weather-stripping None All House Numbers Concrete Floors Garage Front Sidewalk & Stoop Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall None All	Window Hardware (hinges, locks)	None	All
Window well (Basement) Overhead Garage Doors Door None All Garage Door Painting All None Hinges, Springs, Tracks, Cables None Lifting Mechanism None All Exterior Doors Front Door Refinishing Exterior Painting & Caulking All Storm & Screen None All Entrance door replacement None All All Locks & Door Hardware Frames & Trim None Weather-stripping None All House Numbers Concrete Floors Garage Front Sidewalk & Stoop Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall None All	Exterior Caulking, Painting & Staining	All	None
Door None All None Garage Door Painting All None Hinges, Springs, Tracks, Cables None All Lifting Mechanism None All Exterior Doors Front Door Refinishing None All Exterior Painting & Caulking All None Storm & Screen None All - see Addendum Garage Interior Door None All Entrance door replacement None All All Locks & Door Hardware None All Frames & Trim None All Weather-stripping None All Doorbell None All House Numbers None All Front Sidewalk & Stoop None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall Block Wall Structural Integrity- passement None All Block Wall Waterproofing - basement None All	Window well (Basement)	None	All
Garage Door Painting Hinges, Springs, Tracks, Cables None All Lifting Mechanism None Front Door Refinishing Storm & Screen Garage Interior Door All Entrance door replacement All None All Frames & Trim None Mone All Weather-stripping None All House Numbers Garage None Garage None All Weather-stripping None All House Numbers None All House Numbers None All Front Sidewalk & Stoop None All Basement None All None All None All None All Front Sidewalk & Stoop None All	Overhead Garage Doors		
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Lifting Mechanism None All Exterior Doors Front Door Refinishing None All Exterior Painting & Caulking All None Storm & Screen None All - see Addendum Garage Interior Door None All Entrance door replacement None All All Locks & Door Hardware None All Frames & Trim None All Weather-stripping None All Doorbell None All House Numbers None All Concrete Floors Garage None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall Block Wall Waterproofing - basement None All	Garage Door Painting	All	None
Lifting Mechanism None All Exterior Doors Front Door Refinishing None All Exterior Painting & Caulking All None Storm & Screen None All - see Addendum Garage Interior Door None All Entrance door replacement None All All Locks & Door Hardware None All Frames & Trim None All Weather-stripping None All Doorbell None All House Numbers None All Concrete Floors Garage None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall Block Wall Structural Integrity- party wall Block Wall Waterproofing - basement None All	Hinges, Springs, Tracks, Cables	None	All
Front Door Refinishing Exterior Painting & Caulking Storm & Screen None All — see Addendum Garage Interior Door None All Entrance door replacement All Locks & Door Hardware None All Frames & Trim None All Weather-stripping None All House Numbers None All House Numbers None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall Block Wall Waterproofing — basement None All All None All All None All All All All All All All All All Al		None	All
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Storm & Screen None All – see Addendum Garage Interior Door None All Entrance door replacement None All All Locks & Door Hardware None All Frames & Trim None All Weather-stripping None All Doorbell None All House Numbers None All Concrete Floors Garage None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall Block Wall Waterproofing – basement None All	Front Door Refinishing	None	All
Garage Interior Door None All Entrance door replacement None All All Locks & Door Hardware None All Frames & Trim None All Weather-stripping None All Doorbell None All House Numbers None All Concrete Floors Garage None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall None All Block Wall Waterproofing – basement None All	Exterior Painting & Caulking	All	None
Entrance door replacement None All All Locks & Door Hardware None All Frames & Trim None All Weather-stripping None All Doorbell None All House Numbers None All Concrete Floors Garage None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall Block Wall Waterproofing – basement None All	Storm & Screen	None	All – see Addendum F
All Locks & Door Hardware Frames & Trim None All Weather-stripping None All Doorbell None House Numbers None All Concrete Floors Garage None All Front Sidewalk & Stoop None Basement None All None All None All None All None All All Walls Block Wall Structural Integrity- party wall Block Wall Waterproofing – basement None All	Garage Interior Door	None	All
Frames & Trim None All Weather-stripping None All Doorbell None All House Numbers None All Concrete Floors Garage None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall Block Wall Waterproofing – basement None All	Entrance door replacement	None	All
Weather-stripping None All Doorbell None All House Numbers None All Concrete Floors Garage None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall None All Block Wall Waterproofing – basement None All	All Locks & Door Hardware	None	All
Doorbell None All House Numbers None All Concrete Floors Starage None All Front Sidewalk & Stoop None All Basement None All Walls Structural Integrity- party wall None All Block Wall Structural Integrity- passement None All	Frames & Trim	None	All
DoorbellNoneAllHouse NumbersNoneAllConcrete FloorsStrong Sidewalk & StoopAllFront Sidewalk & StoopNoneAllBasementNoneAllWallsStructural Integrity- party wallNoneAllBlock Wall Structural Integrity- passementNoneAll	Weather-stripping	None	All
Concrete Floors None All Garage None All Front Sidewalk & Stoop None All Basement None All Walls Structural Integrity- party wall None All Block Wall Structural Integrity- passement None All		None	All
Garage None All Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall None All Block Wall Waterproofing – basement None All	House Numbers	None	All
Front Sidewalk & Stoop None All Basement None All Walls Block Wall Structural Integrity- party wall None All Block Wall Waterproofing – basement None All	Concrete Floors		
Basement None All Walls Block Wall Structural Integrity- party wall None All Block Wall Waterproofing – basement None All	Garage	None	All
Walls Block Wall Structural Integrity- party wall None All Block Wall Waterproofing – basement None All	Front Sidewalk & Stoop	None	All
Block Wall Structural Integrity- party wall None All Block Wall Waterproofing – basement None All	Basement	None	All
Block Wall Waterproofing – basement None All	Walls		
	Block Wall Structural Integrity- party wall	None	All
foundation	foundation		
Exterior Siding & Related Trim (Soffits, Drip	Exterior Siding & Related Trim (Soffits, Drip		
Edges, etc) All None		All	None
Steel Basement Columns & Foundation None All		None	
Front Porch	Front Porch		
Structural Integrity None All	Structural Integrity	None	All

Porch Light: repairs & replacement	None	All
Sewage		
Internal	None	All
Basement Cleanout	None	All
Rainwater/Snowmelt/Sumps		
Gutters	All	None
Downspouts	All	None
Grading of Soil Around Units	All	None
Sump Pumps & Check Valves	None	All
Damage due to Ice Damming, Rain, Snow		
Melt: Exterior only	None	All
Interior only	None	All
Catch Basin, Laterals, Downspouts	All	None
Vents/Fans		
Dryer Vents	None	All
Bathroom Vents	None	All
Kitchen Vents	None	All
Sewer Roof Vents	None	All
Soffit Vents	All	None
Interior Fan	None	All
Bird nests in vents	All	None
Decks, Railings, Patios, Privacy Fences		
Original	None	All
Additions or modifications made by current or	None	All
previous homeowners		
Structure, including steps	None	All
All Homeowner Installed Improvements	None	All
Roofs		
Shingles	All	None
Underlayment	All	None
Sheathing	All	None
Roof Vent	All	None
Flashing/Drip Edge	All	None
Snow & Ice Removal	None	All
Skylights		
Exterior Framing/Flashing	None	All
Glass	None	All
Interior Repair	None	All
Common Areas		
Grass	All	None
Trees	All trees planted by HOA (except watering) Replacement at Board discretion	All trees planted by current or previous owner
Shrubs	Front Yard and all planted by HOA in back yards except watering	All landscaping done by current or previous owner, watering & shrubs damaged by pets
Roadways	All	None None
Sidewalks	None	All
Driveways	All	None
Mailboxes	None	All

Services & Infrastructure		
Electric	None	All
Refuse & Recycling	All routine removal	All special pick-ups
Snow Removal – Roads & Driveways	All	None
De-icing driveways, stoops & sidewalks	None	All - Note Proper Use: Blacktop: salt or calcium chloride Concrete/ Stoop: calcium chloride only
Insurance		
Structures & Common Areas Master Fire & Liability	All – Unless caused by 'Negligence or Wanton Malicious Act of Owners'	None
"Improvements & Betterments" by Homeowner (HO-32)	None	All
Personal Contents, Liability, Umbrella (HO-6)	None	All
Miscellaneous		
Awnings	None	All – See Addendum B
Cable TV	None	All
Telephone	None	All
Satellite Dish	None	All – See Addendum C
Undomesticated Animal (woodchuck, chipmunk) and Unknown (stray) Domesticated Animal Removal	None	All
Building Maintenance Threat (termites, bees, birds, undomesticated animal) which affects the <i>Structural Integrity</i> of the unit or lawn	All	None
Insects – Interior	None	All
Exterior Lighting & Receptacles		
Front Door Lights & Bulbs	None	All
Garage Lights & Bulbs	None	All
Post Lights & Bulbs	All	None
Rear Flood Lights (Upper & Lower)	None	All
Any & All Additional Exterior Lighting installed by Owner (Variance required)	None	All