

Webster Knolls Responsibility Matrix	Association Responsibility	Homeowner Responsibility
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Plumbing, Heating and Cooling

Interior Plumbing		X
Exterior Plumbing	X	
Heating & Cooling Systems		X
Hose Bib (Outside Faucet)		X

Windows

Glass (Including Thermo Panes)		X
Window Frames & Sills	X	
Window Hardware (Hinges, locks etc.)		X
Painting (Interior)		X
Caulking & Weather Sealing (Interior)		X
Caulking & Weather Sealing (Exterior)	X	

Doors (Including Garage Pedestrian Door and Garage Door)

Exterior Painting	X	
Hardware Replacement/Repair		X
Structural/Replacement	X	

Concrete Floors and Sidewalks

Garage		X
Basement		X
Concrete Stoop and Pavers	X	

Walls

Foundation Cinder Block - Outside surface		X
Foundation Cinder Block - Inside surface		X
Foundation Cinder Block - Structural		X
Party Walls		X
Steel Basement Columns		X
Exterior Siding & Trim	X	

Front Porch and Steps

Structural	X	
Snow Removal	X	
De-icing after Snow Removal		X
Lighting - Bulb Replacement		X
Exterior Coach Fixtures (On Brick Wall)		X
Street Post Lighting	X	

Sewers

Internal		X
External	X	

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Rainwater/Snow Melt/Sumps

Gutters	X	
Downspouts	X	
Grading of Soil (outside the homeowners deeded area)	X	
Grading of Soil (within the homeowner's deeded area)		X
Storm Water	X	
Catch basins, Laterals & Downspouts	X	
Sump Pump & Check Valves		X
Exterior Damage due to Ice Damming	X	
Interior Damage due to Ice Damming*		X

**The homeowner is responsible up to the Association's deductible.*

Chimney's & Fireplaces

Interior Components		X
Chimney Liner		X
Exterior Components		X
Cap	X	
Spark Arrester		X
Structural Framing	X	
Natural Gas or Propane Conversion		X

Decks/Rear Patios/Fences*

Staining/Painting		X
Re-grading		X
Structure -Flooring & Walls		X

**Except the privacy fences installed by the Builder*

Owner Installed Improvements

Skylights & Associated Framing		X
Light Tubes		X
Damage Caused by Owner Improvements		X

Vent Installation/Maintenance

Dryer	X	
Bathroom		X
Kitchen		X
Sewer	X	
Vacuum Cleaner		X
Soffit	X	
Ridge	X	

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Roof

Shingles	X	
Underlayment	X	
Sheathing	X	
Roof Vent	X	
Flashing	X	
Interior Repairs*		X

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Common Area Maintenance

Grass	X	
Trees	X	
Shrubs	X	
Roadways	X	
Pavers	X	
Driveways	X	
Street Post Lighting	X	
Fire hydrants	X	

Services and Infrastructure

Electric - Exterior to meter		X
Electric - Meter to interior		X
Street Post Lighting	X	
Refuse & Recycling	X	
Refuse & Recycling of larger items		X
Snow Removal	X	
Pest Control - Interior		X
Pest Control - Exterior	X	
Cable TV		X
Telephone		X
Antennas/Satellite Dishes		X

Insurance - Structures & Common Areas

Fire	X	
Common Area Liability	X	
Common Area Umbrella	X	

Insurance - Personal

Personal Contents		X
Liability		X
Umbrella		X