

Thomas Creek Responsibility Matrix

Association
Responsibility

Homeowner's
Responsibility

Reference

Plumbing, Heating & Cooling

Interior Plumbing		X	Excluded
Exterior Plumbing		X	OP1, Art 2, Pg 5/Pt 2, Pg 20, Art 8-01
Heating & Cooling Systems		X	Excluded
Hose Bib (Outside Faucet)		X	OK-3/3/09

Windows

Glass (Including Thermo Panes)		X	OP1, Pt 2, Pg 21, Art 9-01
Window Replacement		X	Excluded
Window Frames & Sills	X		OP1, Pt 2, Pg 20, Art 8-02
Window Hardware (Hinges, locks etc.)		X	OP1, Pt 2, Pg 21, Art 9-01/RB 6
Painting (Interior)		X	Excluded
Caulking & Weather Sealing (Interior)		X	Excluded
Caulking & Weather Sealing (Exterior)	X		OP1, Pt 2, Pg 21, Art 9-01

Doors (Including Garage Door)

Exterior Painting	X		OP1, Pt 2, Pg 20-21, Art 8-02, 9-01
Structural/Replacement		X	"

Concrete Floors and Sidewalks

Garage		X	Excluded
Basement		X	Excluded
Concrete sidewalks to steps or stoop	X		OP1, Pt2, Pg 19, Art 8-01

Walls

Foundation Concrete - Exterior surface	X		OP1, Pt 2, Pg 21, Art 9-01
Foundation Concrete - Interior surface		X	Excluded
Foundation Concrete - Structural		X	Excluded
Party Walls		X	OP1, Pt 2, Pg 8, Art 5-02
Steel Basement Columns		X	Excluded
Exterior Siding & Trim	X		OP1, Pt 2, Pg 21, Art 9-01

Front Porch and Steps

Structural	X		O1, Pt 2, Pg 20
Snow Removal	X		RB 31-32
De-icing post Snow Removal -Calcium Chloride		X	OK-3/3/09
Lighting - Front post bulb replacement	X		Excluded
Lighting - Bulb Replacement		X	Excluded
Front Brick Walls	X		OK-3/3/09
Exterior Coach Fixtures (On Front or Posts)	X		
Other Lighting (includes side or back of unit)		X	Excluded

Pg 35

Thomas Creek Responsibility Matrix

Association
Responsibility

Homeowner's
Responsibility

Reference

Sewers

Internal		X	OK-3/3/09
External - lateral to main from unit		X	O1, Pt 2, Pg 19, Art 8-01
External - main			Town of Perinton

Rainwater/Snow Melt/Sumps

Gutters	X		O1, Pt 2, Pg 21, Art 8-01/RB5
Downspouts	X		O1, Pt 2, Pg 21, Art 8-02/RB5
Grading of Soil	X		O1, Pt 2, Pg 19, Art 8-01
Storm Water	X		O1, Pt 2, Pg 19, Art 8-01
Catch Basins & Downspouts	X		O1, Pt 2, Pg 19, Art 8-01
Sump Pump & Check Valves		X	OK-3/3/09
Exterior Damage due to Ice Damming	X		O1, Pt 2, Pg 19, Art 8-01
Interior Damage due to Ice Damming	X		OK-3/3/09

Chimneys & Fireplaces

Interior Components		X	Excluded
Chimney Liner		X	Excluded
Exterior Components	X		O1, Pt 2, Pg 21, Art 9-01
Cap	X		O1, Pt 2, Pg 21, Art 9-02
Spark Arrester	X		O1, Pt 2, Pg 21, Art 9-03
Structural Framing	X		O1, Pt 2, Pg 21, Art 9-04
Natural Gas or Propane Conversion		X	Requires Variance

Decks/Rear Patios/Fences

Staining, Painting, Repair or Replacement		X	O1, Pt 2, Pg 20, Art 8-02/RB28
Privacy Fences - Between Units	X		O1, Pt 2, Pg 20, Art 8-03/RB28
Structure -Concrete Patio/Wall Repair	X		Excluded
Concrete Patio Cleaning		X	Excluded

Owner Installed Improvements

O2, Sec5-12, Pg 27

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

Vent Installation/Maintenance

Dryer		X	OK-3/3/08
Bathroom		X	OK-3/3/09
Kitchen		X	OK-3/3/09
Sewer	X		OK-3/3/09
Vacuum Cleaner		X	OK-3/3/09
Soffit	X		OK-3/3/10
Ridge	X		OK-3/3/11
Electrical Elements		X	Excluded

Pg 36

Thomas Creek Responsibility Matrix

Association
Responsibility

Homeowner's
Responsibility

Reference

Roof

Shingles	X		OP1, Pt2,Pg21
Underlayment	X		OP1, Pt2,Pg21
Sheathing	X		OP1, Pt2,Pg21
Roof Vent	X		OP1, Pt2,Pg21
Flashing	X		OP1, Pt2,Pg21
Interior Repairs		X	OP1, Pt2,Pg21

Common Area Maintenance

Grass	X		OP1, Pt2,Pg21
Trees	X		OP1, Pt2,Pg21
Shrubs	X		OP1, Pt2,Pg21
Roadways	X		O1, Art. 2, Pg 5/Pt. 2, Art. 8-01, Pg 19
Sidewalks	X		O1, Pt. 2, Art 8-01, Pg 19
Driveways	X		See Sidewalks
Curbs	X		See Sidewalks
Street Lighting & Signage	X		See Sidewalks
Fire hydrants	X		See Sidewalks
Mailboxes	X		OK-3/3/09

Services and Infrastructure

Electric - Exterior to meter			Fairport Electric
Electric - Meter to interior		X	O2, Exh A-2, Pg 9
Street & Monument Lighting	X		
Refuse & Recycling	X		Per Budget
Snow Removal	X		RB 31-32
Exterior Door Bell	X		OP1, Pt2,Pg21
Pest Control - Interior		X	Excluded
Pest Control - Exterior	X		O2, SchA, 12, Pg 3
Cable TV		X	O2, Exh A-2, Pg 9
Telephone		X	Excluded
Antennas/Satellite Dishes		X	RB 16-17

Insurance - Structures & Common Areas

Fire	X		RB 22
Common Area & Board Liability	X		RB 22
Common Area Umbrella	X		RB 22

Insurance - Personal

Personal Contents		X	RB 23
Liability		X	RB 24
Umbrella		X	RB 25

Reference Key:

O=Offering Plan (1 or 2)

RB=Red Book

Add=Addendum

Art=Article

Exh=Exhibit

Pt=Part

Sch=Schedule

Sec=Section

UPDATED: 1/2/13

P 37