

**Stillmeadow Courts HOA Responsibility MATRIX**

<b>Maintenance</b>	<b>Association</b>	<b>Homeowner</b>
<b>Plumbing/ Heating &amp; Cooling</b>		
Exterior plumbing	All	None
Heating/cooling, AC pad, leveling	None	All
Interior plumbing	None	All
Hose bib (outside faucet)	None	All
<b>Windows</b>		
Glass and sash	None	All
Replacement	None	All
Window frames and sills	All exterior	None
Window hardware (hinges, locks)	None	All
Exterior caulking, painting & staining	All	None
Window well cover (basement)	None	All
<b>Overhead Garage Door</b>		
Door	First replacement	All replacements after first
Hinges, springs, tracks, cables	None	All
Lifting mechanism / handles	None	All
<b>All Exterior Doors</b>		
Front entrance door	Exterior painting, caulking	Interior painting, caulking
Storm door and screen door	None	All
Garage interior door	None	All
Replacement (patio, storm, screen)	None	All
All locks & door hardware	None	All
Frames & threshold	Exterior only	Interior
Weatherstripping	None	All
Doorbell	None	All
House numbers (black only)	All	none
<b>Concrete Floors</b>		
Garage	None	All
Front stoops	All	None
Basement	None	All
<b>Walls</b>		
Block wall: structural Integrity - shared fire wall	None	All
Block wall: waterproofing - foundation	None	All
Foundation wall: structural integrity: non party wall	None	All
Exterior siding & related trim	All	None

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<b>Sewage Lines</b>		
Internal	None	All
Laterals from unit to interceptor near roadway	All	None
Basement cleanout	None	All
<b>Rainwater / Snow Melt / Sumps</b>		
Gutters	All	None
Downspouts	All	None
Grading of soil around the units	All	None
Sump pumps and check valves	None	All
Damage due to ice damming, rain, snow melt: exterior only, after Homeowner pays insurance deductible	Reasonable attempt to address exterior root cause	Insulation, interior ventilation, interior drywall / paint / electrical repairs
Catch basin, laterals, downspouts	All	None
<b>Chimneys &amp; Fireplaces</b>		
Interior components	None	All
Exterior components	All	None
Liner	None	All
Cap	None	All
Spark arrester	All-including caulking	None
Structural framing	All-including caulking	None
<b>Vents / Fans</b>		
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
<b>Decks, Patios, Privacy Fences</b>		
Cleaning/power washing	None	All
Staining/ painting	All	None
Privacy fence repair	All	None
Structure, including steps	All	None
All owner installed decks & improvements, including awnings	None	All
<b>Roofs</b>		
Shingles	All	None
Underlayment	All	None
Sheathing	All	None
Roof vent	All	None
Flashing/ drip edge	All	None
<b>Skylights</b>		
Plastic / glass	None	All
Framing / flashing	Reasonable attempt to repair leak	Replacement
<b>Common Areas</b>		
Grass	All (except watering)	Watering
Trees	All trees planted by HOA except watering (replacement at Board discretion)	All trees planted by current or previous homeowners; watering
Shrubs	front and side, except watering	patio area; watering; shrubs damaged by pets

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Roadways	All	None
Driveways	All	None
(Mailboxes U.S. Postal Service)	Base / Head; US Postal Service	Locks / keys for mailbox
<b>Services &amp; Infrastructure</b>		
Electric	Exterior only	Interior; exterior outlets
Refuse and recycling	All routine removal	All special pick up
Snow removal - roads, drives	All	None
De-icing roads	All	None
De-icing driveways (salt)	None	All
De-icing stoops (Calcium Chloride)	None	All
Note: Okay to use salt or calcium chloride on blacktop. On concrete surfaces, use calcium chloride only.		
<b>Insurance</b>		
Structures and common areas; master fire and liability	All - unless caused by negligence or wanton malicious act of owner(s)	None
"Improvements and betterments" (HO-32)	None	All
Personal contents, liability and umbrella (HO-6 policy)	None	All
<b>Miscellaneous</b>		
Undomesticated animal removal (Woodchuck, possum, skunk) + unknown domesticated animal removal (strays).	All	None
Cable TV	None	All
Telephone	None	All
Building maintenance threat (vole, mole, carpenter ants, bees, undomesticated animal): damage which affects the structural integrity of the unit or lawn.	All, except chipmunks and squirrels	None
Insects - interior	None	All
Insects - exterior	All	None
Satellite dish	None	All
<b>Lighting and Receptacles</b>		
Garage: interior light bulb	None	All
Garage wall: exterior light bulbs	None	All
Post light & bulbs	All	None
Front door light	None	All
Rear lights	None	All
all additional exterior lighting installed by homeowner (variance required)	None	All