

Stonehedge HOA Responsibility Matrix

<u>Maintenance</u>	<u>Association</u>	<u>Homeowner</u>
Plumbing, Heating & Cooling		
Exterior Plumbing		X
Outdoor faucet		X
water heater		X
Interior plumbing		X
Heating/Cooling		X
Windows		
Glass & Sash		X
Replacement		X
Window frames		X
Window Hardware		X
Exterior caulking, painting, staining	X	
window well (basement)		X
Overhead Garage Doors		
Door	X	
Hinges,springs,tracks, cables		X
Garage door opener		X
Exterior Doors		
Exterior painting,staining caulking	X	
Storm Door & Screen		X
Garage service exterior door		X
Entrance door replacement		X
All locks & door hardware		X
Frames & trim	X	
Weather-stripping		X
Doorbell		X
House numbers (black only)	X	
Concrete Floors		
Garage		X
Front sidewalk and stoop		X
Basement		X
Walls		
Block wall structural integrity-party wall	X	
Block wall waterproofing		X
Exterior siding & trim (soffits,drip edges, etc)	X	
Steel basement columns		X
Sewers		
Basement clean out		X
Blockage		X
Storm Sewer	X	
Broken underground house- street	X	
Rainwater/Snowmelt/Sumps		
Gutters	X	
Downspouts	X	
Grading around unit orig	X	
Sump pump & check valves		X

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Damage due to ice damming, rain, snow (exterior)	X	
Damage due to ice damming, rain, snow (Interior)	X	
Catch basins, downspouts	X	
Chimneys & Fireplaces		
Interior components & cleaning		X
Exterior components	X	
Liner, cap		X
Structural framing	X	
Chimney cap	X	
Vents/Fans		
Dryer vent ext door	X	
Dryer vent interior		X
Bathroom vents		X
Kitchen vents		X
Sewer roof vents	X	
Soffit vents	X	
Interior fan		X
Bird nests in vents	X	
Decks, Patios, Privacy Fences		
Original	X	
Flower Boxes	X	
Additions, modifications made by current or prev. h/o		X
Structure, including steps, walks		X
All homeowner installed improvements		X
Roofs		
Shingles	X	
Underlayment	X	
Sheathing	X	
Roof vent	X	
Flashing/drip edge	X	
Skylights		
Exterior framing/flashing		X
Glass		X
Interior repair		X
Common Areas		
Grass	X	
Trees	X	
Shrubs	X	
Retaining walls	X	
Drives	X	
Maintenance		
Roadways	X	
Sidewalks		X
Driveways	X	
Mailboxes (US postal)	X	
Services & Infrastructure		
Electric		X
Refuse & Recycling	X	
Snow Removal	X	

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De-icing driveways,stoops, sidewalks		X
Insurance		
Structures & Common areas	X	
Master fire & liability	X	
Improvements & betterments		X
Miscellaneous		
Awnings		X
Cable TV		X
Telephone		X
Satellite Dish		X
Undomesticated animal removal	X	
Building maintenance threat(exterior spider barrier)	X	
Exterior Lighting & Receptacles		
Front door lights	X	
Garage lights	X	
Any & all additional exterior lighting installed by owner		X