

**AMENDED 11/5/2024**  
**HARTS WOODS HOMEOWNERS ASSOCIATION**  
**MAINTENANCE RESPONSIBILITIES**

<b>BUILDING</b>		
<b>ITEM</b>	<b>ASSOCIATION RESPONSIBILITY</b>	<b>HOMEOWNER RESPONSIBILITY</b>
Foundation	All	
Garage & Basement Concrete Floor		All
Window Well Repair	All	
Basement Waterproofing		All
Roofs / Balconies	All	
Chimney & Cap	All	
Fireplace - Internals		All
Siding - Exterior	All	
Windows and Frames		All
Glass Surfaces / Window Panes		All
Exterior doors (balcony, entrance, sliding doors)	Exterior painting only	All other
Garage Doors	Painting	Replacement and Maintenance
Screen / Storm Doors		All
Gutters / Downspouts	All	
Patio Bricks / Leveling		All
Patio Fences	Painting	Replacement and Maintenance
Wooden Decks / Porches		All
Master Water System	All	
Interior Plumbing (including hose bib)		All
Paint / Stain - Exterior	Exterior siding, trim, windows, doors	
Paint - Interior		All
Exterior Electrical Supply	All	
Exterior Light Fixtures		All
Internal Electrical		All
Awnings		All
Heating / Cooling Heat Pumps		All System Components including leveling
Pest Control	All - Exterior	All - Interior

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## MAINTENANCE RESPONSIBILITIES

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<b>GROUNDS</b>			
<b>ITEM</b>	<b>ASSOCIATION RESPONSIBILITY</b>	<b>HOMEOWNER RESPONSIBILITY</b>	<b>TOWN OF PERINTON</b>
Driveways	All		
Fire Hydrants	All		
Lawn care, including mowing, seeding, edging	All	Watering of lawn in vicinity of unit	
Street Lighting	All		
Roads	All		
Snow Removal	All		
Storm Sewer, Sanitary Sewer, Water Service Laterals	All		
Storm Water Sewer System			All
Trees / Shrubs	All front view foundation and sidewalk shrubs and those planted by the Association	All non-front view shrubs and plantings and Homeowner planted trees, shrubs, and bulbs	
Sidewalks	All		
Water Mains			All
Mailboxes	All		
Water Lines, Pipes, Drainage Facilities, Conduit, Public Utility Lines	All those owned by the Association and for which the utility company or other entities are not responsible		
Cable and Satellite Service		All	