

BEACON HILLS HOMEOWNERS ASSOCIATION MAINTENANCE RESPONSIBILITIES

BUILDING

ITEM	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
Interior Repairs	None	All
Foundation	None	All
Basement Walls	None	All
Basement & Garage Concrete Floors	None	All
Garage Concrete Apron	None	All
Window Wells Including Block Enclosures	None	All (including covers)
Basement Waterproofing	Grading	All Other
Sump Pump	None	All
Porch Stoop	None	All
Roof & Sheathing	All	None
Skylights	None	All
Gutters / Downspouts	All	None
Chimney & Cap	None	All
Chimney Enclosure	All	None
Fireplace, Piping & Cap	None	All
Siding, Trim & Shutters	All	None
Vent Covers - Kitchen, Bath & Dryer	All	None
Windows & Casings	None	All
Glass Surfaces & Screens	None	All
Screen & Storm Doors	None	All
Entrance Doors	Exterior Painting	All Other
Sliding Glass Doors	Exterior painting	All Other
Garage Overhead Door	Exterior Painting	All Other
Garage Door Hardware & Opener	None	All
Deck, Patio & Balcony	None	All
Privacy Fence	Structural Integrity	Staining & Post Caps
Privacy Fence Gate	None	None
Light Fixtures (building mounted)	All (except bulbs)	Bulbs
Doorbell System	None	All
Exterior Electric Receptacles	None	All
Electric Meter	None	All
Air Conditioner / Heat Pump	None	All (including leveling)
Awning	None	All
Pest Control (bees)	All Exterior	All Interior

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COMMON AREAS

ITEM	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
Driveways	All	None
Private Roads	All	None
Sidewalks	All	None
Lawn Care - (including mowing, edging, seeding, fertilizing, etc.)	All - (except inside fenced areas)	Inside Fenced Areas & Watering Near Unit
Grading Soil Around Foundations	All	None
Trees / Shrubs	All Front & Side Foundation Shrubs & Trees Planted By The Association	All Rear Shrubs, Plantings And Trees Planted
		By The Homeowner
Mailboxes	All	None
Snow Removal - Roads	All - (3 inches or more)	All - (less than 3 inches)
Snow Removal - Driveways & Sidewalks	All - (3 inches or more)	All - (less than 3 inches) & Salting
Fire Hydrants	All	None
Plumbing - (including storm, sewer, & water lines)	All - (in common areas)	All Interior & Underneath Lot - (including hose bibs)
Street Lights	All	None

OTHER ITEMS

ITEM	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
Cable Service	None	All - (contact service provider)
Satellite Dish	None	All (contact Board approved installer - RSI 585)
Telephone Service	None	All - (contact service provider)
Electric Service	None	All - (contact service provider)
Rubbish Removal & Recycling	All - Regular Pickups	All - Special Pickups
Master Insurance Policy - Including Fire, Casualty, & Liability	All (except deductible)	None - (unless damage is caused by negligent or malicious act of unit owner or guests)
Personal Contents & Liability	None	All - (HO6 Policy - contact your agent)
Interior Betterments & Improvements	None	All - (HO32 Policy - contact your agent)
Damage Caused By Ice Damming	None - (association will check for adequate ventilation on request)	All - (owner needs to schedule energy audit to identify issues contributing to ice dams)
Removal Of Undomesticated Animal	None	All - (call animal control)