

Pinecreek Estates Responsibility Matrix

Association
Responsibility

Homeowner's
Responsibility

Plumbing, Heating and Cooling

Interior Plumbing		X
Exterior Plumbing	X	
Heating & Cooling Systems		X
Hose Bib (Outside Faucet)	X	

Windows

Windows & Screens		X
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Doors

Exterior Painting (Front Door) every 4 years		X
Garage Doors		X
Hardware Replacement/Repair		X
Screen and Storm Doors		X

Concrete Floors and Sidewalks

Garage		X
Basement		X
Concrete Stoop and Pavers		X

Walls

Foundation Cinder Block - Outside surface		X
Foundation Cinder Block - Inside surface		X
Foundation Cinder Block - Structural		X
Party Walls		X
Exterior Siding & Trim	X	

Front Porch and Steps

Structural	X	
Snow Removal		X
De-icing after Snow Removal		X
Lighting - Bulb Replacement		X
Exterior Light Fixtures, Lighted Doorbells		X

Sewers

Internal		X
External (Town of Penfield)	X	

Rainwater/Snow Melt/Sumps

Gutters	X	
Downspouts	X	
Storm Water (Town of Penfield)	X	
Catch basins, Laterals	X	
Sump Pump & Check Valves		X
Exterior Damage due to Ice Damming	X	
Interior Damage due to Ice Damming	X	

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Chimney's & Fireplaces

Interior Components		X
Chimney Liner		X
Exterior Components		X
Structural Framing		X

Decks/Rear Patios/Fences

Staining/Painting		X
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Roof

Shingles	X	
Underlayment	X	
Sheathing	X	
Roof Vent	X	
Flashing	X	
Interior Repairs	X	

Common Area Maintenance

Grass	X	
Trees	X	
Shrubs (in front of each townhome)		X
Roadways	X	
Driveways	X	
Fire hydrants (Town of Penfield)	X	

Services and Infrastructure

Electric - Exterior to meter	X	
Electric - Meter to interior		X
Street Post Lighting (Town of Penfield- 1 light)	X	
Refuse & Recycling	X	
Snow Removal	X	
Air Conditioner and base support		X
Pest Control - Interior		X
Pest Control - Exterior (insect only)	X	
Antennas/Satellite Dishes		X

Insurance - Structures & Common Areas

Fire	X	
Common Area Liability	X	
Common Area Umbrella	X	

Insurance - Personal

Personal Contents		X
Liability		X
Umbrella		X