

SOUTHERN HILLS HOMEOWNERS ASSOCIATION

MAINTENANCE RESPONSIBILITIES

BUILDING		
ITEM	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
Foundation	All	
Garage & Basement Concrete Floor		All
Window Well Repair	All	Window well covers
Basement Waterproofing		All
Sump Pump		All
Roofs	All	
Bathroom & Kitchen Vents		All
Dryer Vents		All
Chimney & Cap	All	Chimney cleaning
Fireplace - Internals		All
Skylights		All
Siding - Exterior	All	
Window Frames	Exterior painting (if needed)	All
Glass Surfaces / Window Panes		All
Front Entrance Doors	Exterior painting and replacement	All other
Sliding Doors	Exterior painting (if needed)	All other
Garage Doors	Exterior painting and replacement	All other
Garage Door Tracking & Electric Openers		All
Screen / Storm Doors		All
Gutters / Downspouts	All	
Wooden Decks - unmodified (6'x10')	All	
Wooden Decks - modified		All
Master Water System	All	
Interior Plumbing (including hose bib)		All
Paint / Stain - Exterior	Exterior trim, windows, doors	
Paint - Interior		All
Exterior Light Fixtures	All except bulbs	Change Bulbs
Intercom / Doorbell System	Exterior Components	All other
Internal Electrical		All
Awnings		All
Heating / Cooling Heat Pumps		All - including leveling
Pest Control	All - Exterior	All - Interior

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GROUNDS			
ITEM	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY	TOWN OF HENRIETTA
Driveways	All		
Retaining Walls	All		
Fire Hydrants	All		
Lawn care, including mowing, seeding, edging	All	Watering of lawn in vicinity of unit	
Grading Soil Around Foundations	All		
Street Lighting	All		
Road (Woodridge Trail)			All
Road (Woodridge Crossing)	All		
Snow Removal - Driveways, Roads, Lots	All - except Woodridge Trail	Entrance, walks	Woodridge Trail
Storm Sewer, Water Service Laterals	All		
Sewer System	From unit to main		Main System
Storm Water Sewer System			All
Trees / Shrubs	All front view foundation shrubs & those planted by the Association	All non-front view shrubs & plantings. Homeowner planted trees, shrubs, bulbs	
Entrance Pavers	All	Snow & ice removal	
Water Mains			All
Mailboxes	All		
Exterior Electrical Supply			Call RG&E
OTHER ITEMS			
ITEM	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY	
Cable and Satellite Service		All - (contact service provider)	
Refuse and Recycling	All - regular pickups	All special pickups	
Master Insurance Policy - including Fire, Casualty, and Liability	All	None - unless caused by negligence or wanton malicious act of Unit Owner(s) or Guests	
Personal Contents & Liability		All - (HO6 Policy - contact Agent)	
Interior Improvements & Betterments		All - (HO32 Policy - contact Agent)	
Damage due to Ice Damming, Rain, Snow Melt	All - Exterior (common property)	All interior repairs & first half of insurance deductible	
Removal of Undomesticated Animal		All - (call animal control)	
Telephone Service		All - (contact service provider)	