

SILVERTON GLENN ASSOCIATION MAINTENANCE RESPONSIBILITY CHART

ITEM	ASSOCIATION	HOMEOWNER	OTHER
Air Conditioner and pad		X	
Cable television (CATV) & internet underground cables			X
Concrete (patios/pavers/porches/stoops/walk)		X	
Decks/Porches - repair/replace/clean		X	
Doorbell button		X	
Door repair/replacement (exterior, garage, sliding glass, screen, storm)		X	
Driveway sealing (every 3 years)	X		
Driveway/private road resurfacing (30-year life)	X		
Electrical (incl. wiring to post light)		X	
Foundations/basement walls (inc. water infiltration)		X	
Garage door/opener/mechanicals/exterior flashing & seals		X	
Garage floor		X	
Gutters and downspouts - repair/replace only (not cleaning)	X		
Hose bibs		X	
Lawn mowing/fertilization/weed control	X		
Lawn/tree/shrub watering		X	
Light bulbs - exterior and post light (1)		X	
Lights -exterior fixtures - installed by Sponsor only	X		
Mailboxes	X		
Painting - exterior trim - Sponsor-installed only	X		
Roofs - repair/replace	X		
Roof raking (owner responsible for any damages)		X	

Sewer mains			X
Sewer laterals	X		
Shrubs/trees (trimming only- not replacement) - installed by Sponsor only	X		
Shrubs/trees - installed by Homeowners		X	
Siding - repair/replace only (not cleaning)	X		
Skylights (roof windows)		X	
Snow plowing driveways/2 private roads (3 inches or greater)	X		
Snow plowing main roads			X
Snow shoveling front sidewalks		X	
Telephone cables			X
Trash/Recycle containers	X		
Trash/Recycling disposal (curbside service)	X		
Trim replacement/painting exterior	X		
Water infiltration (basement, windows, walls, skylights, etc.)		X	
Water mains			X
Water laterals	X		
Windows (repair, casements/screens/cleaning)		X	
Window wells/covers – incl. egress		X	

(1). Homeowners should replace the exterior bulbs before calling Crofton for a service repair. If Crofton comes out to “fix” a broken light that only requires a bulb replacement, the homeowner will be charged for the service call (approx. \$100).

Homeowners are also responsible for having a properly working electrical service to the post light.