

## The Villas at Canandaigua Homeowners Association

### Homeowners Responsibility Matrix

#### A) Responsibility For Home/Structure

Ref #	Items/Services	Association	Homeowner	Comments
1	Roof including materials and all vents	Repair/Replace/Seal		Excludes any added by homeowner
2	Ext.AccentTrim, Shutters,Stonework (including stone crowns)Window, Door Frames only, Siding	Repair/Replace/Paint/ Stain/Grout/Seal		
3	Clothes Dryer Vent		Cleaning	
4	Doors to outside	Paint/Stain/Trim	Repair/Replace Door/Glass	Replace w/HOA approval only
5	Garage Doors, Tracks and Openers		Repair/Replace	
6	Garage to House Door		Repair/Replace/Paint	
7	Party Walls		Repair/Replace	
8	All Window Glass		Repair/Replace	
9	Storm (combination) Door, Storm Windows, Screens		Repair/Replace	
10	Gutters & Downspouts including cleaning &connection to storm drain	All		
11	Hose Bibs, exterior and in garage		Repair/Replace	
12	Garage Carriage Lamps		Repair/Replace Fixture & Bulb	
13	Main Entry Light Fixture		Repair/Replace Fixture & Bulb	
14	Light Fixtures on Patio		Repair/Replace Fixture & Bulb	
15	Exterior Elect. Outlets & Door Bell		Repair/Replace	
16	House Number	Repair/Replace		
18	Foundation & Basement Walls		Repair/Replace	
19	Patio Paving		Repair/Replace	Replace w/HOA Approval Only
20	Patio Fences and Gates	Repair Replace		
21	Garage Floor		Repair/Replace	
22	Hot Water Heater, Heater, AC including Pad		Repair/Replace	
23	Sewer, Drains & Sump Pumps within unit		Repair /Replace	
24	All Approved Changes added by owner		Repair/Replace	

<b>B) Responsibility for Grounds and Landscaping</b>				
<b>Ref #</b>	<b>Items/Services</b>	<b>Association</b>	<b>Homeowner</b>	<b>Comments</b>
25	Roads & Driveways	All		
26	Lawn Care, Mowing, Trimming, Fertilizing & Lawn Insect Control	All		
27	Trees, Shrubs & Flowers	All		Excludes any added by homeowner
28	Lawn Irrigation System	All		
29	Concrete Walkways	All		
30	Street Lighting & Post Lamps	All		
31	Snow Removal	All		
32	Mailboxes	All		
33	Ponds (pumps, electrical, algae & weed control, lighting, water testing, water flow control, & pond levels)	All		
34	Swimming Pool (water quality, pool equipment, heater, structure, safety equipment)	All		
35	Clubhouse (furnishings, appliances, exercise equip., rest rooms, A/C, heating, hot water heater, pool table, library, office)	All		
36	Pool Support Building	All		
37	Homeowner Gas Service		X	NYSEG
38	Homeowner Electric		X	RG&E
39	Homeowner Telephone		X	
40	Sewer (common area)	All		Ontario County Sewer
41	Water (common area)	All		Town of Canandaigua
42	Homeowner Cable		X	
43	Home owner Refuse	All		Per Approved Contract
44	Signage	All		
45	Pests (ants, bees)		X	
46	Lateral Sewers		X	Per Declaration of C,C&R Article VII