

	UNIONVILLE STATION RESPONSIBILITY MATRIX			
	Date: July 6, 2026			
		USC	Homeowner	RFA (Variance)
	Summer Common Area Maintenance	Responsibility	Responsibility	Required
	Lawn mowing	X		
	Shrub pruning in front of house	X		
	Tree pruning in front of house at street	Village		
	Weeding beds - Common, Mulch & Pea Gravel	X		
	Leaf removal	X		
	Mulch replacement Common & Front Beds	X		
	Homeowner beds (side & rear)		X	
	Soil & seed - front, sides & rear	X		
	Maintenance of pond areas	X		
	Tree & Plantings			
	Lawn chemical application of common areas	X		
	Rear or side of house		X	X
	Architectural			
	Exterior additions or changes (Roof Repair or Replacement)		X	X
	Structural replacement		X	X
	Storm or screen doors (including painting)		X	
	Patio modifications or additions		X	X
	Trash			
	Trash & recycling	Village		
	Larger items other than everyday trash		X	
	Mailboxes			
	Mailbox painting	X		
	Mailbox post replacement	X		
	Mailbox replacement or repair	X		

	Driveways				
	Driveway sealing (every three years)	X			
	Driveway replacement or repairs	X			
	Concrete / Floors and Sidewalks				
	Garage		X		
	Basement		X		
	Concrete entry walkway / side entry	X			
	Plumbing / Heating & Cooling				
	Interior plumbing		X		
	Exterior - domestic water		X		
	Heating and AC		X		
	Hose bib (outside faucet)		X		
	Sewers / Utilities				
	Internal		X		
	External		X		
	Water, Cable, Electricity		X		
	Winter Common Area Maintenance				
	Roadway and sidewalk snow removal	Village			
	Driveway snow removal	X			
	Shoveling walk and front of garage		X		
	Driveway / walk salting		X		
	Front Porches & Steps				
	Light - bulb replacement				
	Fixture replacement		X		
	** If you have a problem, contact Croften Perdue first and they will be in contact with the BOM at Unionville Station.				
	An X in the first column is the responsibility of USC?				

