

Pine Ridge Townhomes Responsibility Matrix

	Association Responsibility	Homeowner's Responsibility	Variance Request
Common Area Maintenance			
Front Landscape Area and common grounds	X		
Shrubs and Trees	X		
Driveway Sealing/Replacement	X		
Street light post bulb replacement (10)	X		
Street light post repair or replacement (10)	X		
Snow Removal (road, drive & parking areas)	X		
Gutter and Downspouts	X		
Decks/Rear Patios			
Deck Repairs		X	X
Deck Staining		X	X
Patio/Privacy area Maintenance	X if open	X if enclosed	
Doors			
Exterior Painting	X		
Entry Door, Frame and Glass		X	X
Hardware Replacement/Repair		X	
Sliding Door and step		X	X
Storm Door		X	X
Electrical			
Front Exterior Light Fixtures	X		
Rear Exterior Light Fixtures		X	
Door Bells		X	
Electrical Panel Box and Conduit		X	
Air Conditioner Junction Box		X	
Exterior of Buildings			
Siding and Trim	X		
Decorative Front Bricks	X		
Roof	X		
House Numbers	X		
Fences			
Original Privacy separation Fences/Repair & Paint	X		
Fencing installed by Homeowner/Repair & Paint		X	X
Fireplaces & Chimneys			
Interior Components		X	
Chimney Liner		X	
Chimney Cap	X		
Chimney/Furnace Cleaning		X	
Front Porch/Step/Sidewalk			
Structural	X		
Paver/Sidewalk Repair or Replacement		X	X
Snow Removal		X	
De-icing after Snow removal		X	

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Request

Gutters and Downspouts

Replace	X		
Clean	X		

Heating and Cooling Systems

Furnace System		X	
Air Conditioning System		X	X

Plumbing

Interior		X	
Exterior Water lines (leak/structural only)	X		
Hose Bib (Outside Faucet)		X	

Windows and Skylights

Glass Replacement		X	X
Window replacement		X	X
Window frames and sills		X	
Window Hardware		X	
Painting, Caulking, Weather sealing (Interior)		X	
Caulking, (Exterior)	X		
Skylight Replacement		X	X

Vent Installation/Maintenance

Dryer Vent		X	
Sewer Vent Pipe		X	
Water Heater Vent Pipe		X	
Soffit Vent	X		
Ridge Vent	X		

Services and Miscellaneous

Refuse & Recycling Collection	X		
Refuse collection of larger items		X	
Pest Control - Interior		X	
Pest Control - Exterior	X		
Cable TV & Underground Cable		X	
Telephone		X	
Satellite Dish		X	X