

Cross Creek Homeowners Association - Maintenance Responsibility Matrix

Building Maintenance - Page 1

Item	Association	Homeowner
Roofs, Vents & Gutters:		
Shingles & Underlayment	All	
Sheathing	All	
Vents - Ridge, Soffit & Box	All	
Vent Covers - Dryer, Bathroom & kitchen	All	
Vent Covers - Furnace, Hot Water	All	
Attic Insulation		All
Power Ventilators (Homeowner Added)		All - Variance Required
Gutters & Downspouts - Repair & Replacement	All	
Gutters & Downspouts - Cleaning	All	
Walls, Siding & Trim:		
Siding Repairs	All	
Exterior Painting	All	
Trim & Soffit Repair	All	
Interior Walls		All
Doors:		
All Exterior Door Repairs		All
All Exterior Door Replacement		All - Variance Required
Sliding Glass Doors		All
Step Under Sliding Glass Door		All
Painting & Caulking of Exterior Surface	All	
Garage Overhead Door - Door Replacement		All - Variance Required
Garage Overhead Door - Repair - Springs, Tracks & Hardware		All
Garage Overhead Door - Opener		All
All Door Hardware, Hinges & Locks		All
Storm Doors & Screens		All
Door Bells, Security Systems		All
House Number Replacement	All	
Weather Stripping		All

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Building Maintenance - Page 2

Item	Association	Homeowner
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Windows & Skylights:		
Repair of Window Frames & Sills		All
Glass Replacement - Broken & Fogged		All
Window Hardware & Screens - Repair or Replacement		All
Window Replacement		All - Variance Required

Concrete Floors & Foundation:		
Basement Waterproofing		All
Basement Concrete Floor		All
Front Concrete Stoop	All	
Foundation Block Walls		All
Sump Pump		All
Garage Concrete Floor		All
Garage Concrete Apron		All - Variance Required

Patios, Decks & Privacy Fences:		
Deck - Installation		All - Variance Required
Deck - Maintenance		All
Patio (Concrete) Repair & Replacement		All
Privacy Fences - (Separating Units) - Repair & Maintenance	All	
Fences (Installed By Builder) - Repair & Maintenance	All	
Fences (Installed By Homeowner) - Repair & Replacement		All

Exterior Lighting & Electrical:		
Light Fixtures on Buildings - Repair & Replacement	All	
Light Fixtures on Buildings - Bulb Replacement		All
Exterior Receptacles - Repair & Replacement		All
Pole Lights & Security Lights - Repair & Replacement	Town	
Pole Lights & Security Lights - Bulb Replacement	Town	

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Common Area & Grounds Maintenance - Page 3

Item	Association	Homeowner
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Roads, Driveways & Sidewalks:		
Driveway - Seal Coating	All	
Road & Driveway - Repair & Replacement	All	
Road & Driveway - Snow Plowing	All	
Driveway - Salting		All
Catch Basins - Repair & Maintenance	All	
Sidewalk - Shoveling & Salting	Shoveling	Salting
Sidewalk - Repair & Replacement	All	

Lawns, Shrubs, Trees & Flowers:		
Lawns - Mowing, Trimming, Fertilization, Seeding, Etc.	All	
Lawns - Grading & Drainage	All	
Shrubs - Front & Sides - Planting, Pruning & Replacement (by garages)	All	
Shrubs - Front - Planting, Pruning & Replacement		All - Variance Required
Shrubs - Rear - Planting		All - Variance Required
Shrubs - Rear - Pruning & Replacement		All
Trees - Common Areas - Trimming & Replacement	All	
Mulch	Front & Side Beds	Rear Beds
Perennials & Annuals - Front, Sides & Rear		All

Other Services & Insurance

Rubbish Removal - Weekly Household Collection	All	
Rubbish Removal - Large Items (Furniture, Appliances, Etc.)		All
Recycling - Weekly Collection	All	
Insect Control		All
Wild Animal Removal (Danger to People or Property)	All	
Mailbox - Repair & Replacement	All	
Cable, Satellite & Telephone Service		All - (Contact Service Provider)
Insurance - HOA Policy - Fire, Casualty & Liability	All - (Call Crofton)	
Insurance - Personal Contents & Liability		All - HO6 (Contact Your Agent)
Insurance - Interior Improvements & Betterments		All - HO32 (Contact Your Agent)