

Whitney Highlands  
Responsibility Matrix

ITEMS/SERVICE	ASSOCIATION	HOMEOWNER	OTHER
Roof	Repair/Replace		
Exterior Walls (Including trim, shutters, brickwork)	Repair/Replace/Paint/ Stain/Grout/Seal		
Exterior Doors	Paint	Repair/Replace	
Storm Doors, Windows & Screens		Repair/Replace	
Chimneys and Vent Caps	Repair/Replace		
Gutters & Downspouts Including Cleaning and Connection to Storm Drain	Repair/Replace		
Light Fixture on Front and Patio Porches	Replace	Maintain	
Heat Control Valves in Units		Repair/Replace	
Hot Water System		Repair/Replace	
Utility/Plumbing Lines Servicing One Unit		Repair/Replace	
Mailboxes	Repair/Replace	Locks/ Keys	Post Office
Address Numbers on Units	Repair/Replace		
Decks/Patios	Repair/Replace (Built by Builder-all decks one level up)	Repair/Replace (Homeowner additions)	
All Approved Changes Added by Homeowner		Repair/Replace	
Fences		Repair/Replace	
Asphalt	All		
Trees/Shrubs	Maintenance Only	Replace	
Walks/Stoops & Steps	All		
Common Area Lighting	All		
Snow Removal	Roads and Driveways	Sidewalks and Stoops	
Storm Sewer/ Sanitary Sewer	All		
Dedicated Water Mains			MCWA
Telephone Lines			Frontier
TV Cable			Time Warner
Fire and Casualty for Buildings	All		
Interior Fire & Liability		Contents & Liability	
Deductible	All (Unless caused by negligence or malicious act of any owner.)		