

VILLAGE WALK Homeowner's Association

Responsibility Matrix

APPROVED 3/28/18

Maintenance	Association's	Homeowner's
	Responsibility	Responsibility
Plumbing/ Heating & Cooling:		
Exterior Plumbing	From Curb Box Shutoff (near street) to the Outside of Basement Wall	Shut off Valves
Interior Plumbing	None	All
Air Conditioning Unit and Base	None	All
Windows: (for skylights, see "roofs" section)		
Glass and Sash	None	All
Window Sills and trim	All	None
Window Hardware (hinges, locks)	None	All
Weather sealing between windows and frames	None	All
Exterior Caulking, Painting & Staining	All	None
Doors:		
Overhead Garage Door		
Wood/Vinyl/Metal/Aluminum	Exterior Painting	Replacement & Interior Painting
Hinges, Springs, Tracks, Cables	None	All
Lifting Mechanism	None	All
Weather Sealing	All	None
All Exterior Doors	Exterior Painting & Caulking	Interior Painting & Weatherstripping
Storm and Screen	None	All
All Locks & Door Hardware	None	All
Concrete Floors		
Garage	None	All
Basement	None	All
Porch	None	All
Walls		
Block Wall Structural Integrity	All	None
Basement Wall	None	All

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Walls			
Exterior Siding & Related Trim (Soffits, Drip Edges, etc.)		All	None
Sewage			
Internal		None	All
External, Laterals from unit to interceptor near roadway		All after owner attempts to clear line(s) to the street interceptor	Must attempt to clear line(s) to the street interceptor
Rainwater/ Snow Melt			
Gutters		All	None
Downspouts		All	None
Grading of Soil Around the Units		All	None
Damage Due to Ice Damming, Rain, Snow Melt		Exterior repair & deductible for interior repair	Initial Insurance Claim on personal policy
Chimneys & Fireplaces			
Interior Components		None	All
Exterior Components:			
Cap		All Including Caulking	None
Spark Arrester		All Including Caulking	None
Structural Framing		All Including Caulking	None
Any and all Natural Gas or Propane Conversions		None	All
Front Porches			
Staining/ Painting/Watersealing		All	None
Snow removal and washing		None	All
Vents			
Dryer Vents		None	All
Bathroom Vents		None	All
Kitchen Vents		None	All
Roofs			
Soffit vents		All	None

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Roofs			
Shingles		All	None
Underlayment		All	None
Sheathing		All	None
Roof Vent		All	None
Flashing/ Drip Edge		All	None
Flashing around sewer vents and chimney		All	None
Skylights			
Plastic/ Glass		None	All
Framing/ Flashing		Repair of Leak Only	All Replacements
Common Areas			
Grass		All except Watering	Watering
Trees		All Trees Planted by HOA Except Watering	Watering
Shrubs		All Shrubs Planted by HOA Except Watering	Watering
Roadways - Village of Webster		None	None
Sidewalks		All - Except Village Sidewalks	None
Driveways		All	None
Mailboxes		All	None
Parking areas		All	None
Decks & Patios			
Concrete patios		None	All
Privacy fence		All (original)	None
Steps to patio		All (original)	None
Yard enclosed by fence		None	All - including lawn/landscaping
Services & Infrastructure			
Electric Mains (Primary, Transformers)		None, RG&E	
Secondary Service		Common Areas, Meter Support	all interior
Refuse and Recycling		All	All Special Pick Ups - call Village
Snow Removal (Road = Village)		Driveways & Parking Areas	Walkways & Porches

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Insurance				
Structures and Common Areas Master Fire, and Liability		All		None
"Improvements and Betterments" (HO-32)		None		All
Personal Contents, Liability and Umbrella (HO-6)		None		All
Exterior Lighting & Receptacles				
Garage Carriage Lights		All		None
Porch Light		All		None
Exterior receptacles		None		All
Installed by Homeowner (Variance Required)		None		All
Misc.				
Undomesticated Animal Removal and Unknown (Stray) Domesticated Animal Removal		None		All. Call Animal Control, or 911 as required by the circumstance.
Insect Removal (Bees and Mosquitoes, etc.)		Exterior		Interior
Cable TV		None		All
Telephone		None		All