

Cornhill Responsibility Matrix			Association Responsibility	Townhouse Owner Responsibility	Variance Required	Association Responsibility	Single Family Owner Responsibility	Variance Required
<b>Plumbing, Heating and Cooling</b>								
Interior Plumbing				X			X	
Exterior Water Lines	X						X	
Heating & Cooling Systems				X	X		X	
Hose Bib (Outside Faucet)				X			X	
<b>Windows</b>								
Glass (Including Thermo Panes)				X	X		X	X
Window Frames & Sills	X						X	
Window Hardware (Hinges, locks etc.)				X			X	
Painting (Interior)				X			X	
Caulking & Weather Sealing (Interior)				X			X	
Caulking & Weather Sealing (Exterior)				X			X	
<b>Doors (Including Garage Door)</b>								
Exterior Painting	X						X	X
Structural/Replacement				X	X		X	X
<b>Concrete Floors and Sidewalks</b>								
Garage				X			X	
Basement				X			X	
Concrete sidewalks to steps or stoop				X	X		X	
<b>Walls</b>								
Foundation Cinder Block - Structural				X			X	
Party Walls				X			X	
Steel Basement Columns				X			X	
Exterior Siding & Trim	X						X	X
<b>Front Porch and Steps</b>								
Structural				X	X		X	
Snow Removal				X			X	
De-icing after Snow Removal				X			X	
Lighting - Bulb Replacement				X			X	
Other Lighting - Post Lights	X						X	
<b>Sewers</b>								
Internal				X			X	
External	X						X	X
<b>Rainwater/Snow Melt/Sumps</b>								
Gutters	X						X	X
Downspouts	X						X	X
Grading of Soil	X						X	
Storm Water	X						X	
Laterals & Downspouts	X						X	X
Sump Pump & Check Valves				X			X	
Exterior Damage due to Ice Damming	X						X	
Interior Damage due to Ice Damming				X			X	
<b>Chimney's &amp; Fireplaces</b>								
Interior Components				X			X	
Chimney Liner				X			X	
Exterior Components				X	X		X	X
Cap				X	X		X	X
Spark Arrester				X			X	
Structural Framing				X			X	
Natural Gas Conversion				X	X		X	X

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<b>Decks/Rear Patios</b>								
Staining/Painting			X	X			X	X
Structure -Flooring & Walls			X	X			X	X
<b>Owner Installed Improvements</b>								
Skylights & Associated Framing			X	X			X	X
Light Tubes			X	X			X	X
Damage Caused by Owner Improvements			X				X	
<b>Vent Installation/Maintenance</b>								
Dryer/Bathroom/Kitchen - interior components			X				X	
Dryer/Bathroom/Kitchen - exterior components	X						X	X
Sewer	X						X	
Central Vacuum Cleaner			X	X			X	X
Soffit	X						X	
Peak Vent	X						X	
<b>Roof</b>								
Shingles	X						X	X
Underlayment	X						X	
Sheathing	X						X	
Ridge Vent	X						X	X
Flashing	X						X	
<b>Common Area Maintenance</b>								
Driveways	X				X			
Grass	X						X	
Mailboxes	X				X			
Parking Pads							X	
Shrubs	X						X	
Sidewalks	X						X	
Street Lighting	X				X			
Trees	X						X	
<b>Services and Infrastructure</b>								
Electric - Exterior to meter	X						X	
Electric - Meter to interior			X				X	
Refuse & Recycling			X				X	
Pest Control - Interior			X				X	
Pest Control - Exterior	X						X	
Cable TV			X				X	
Telephone			X				X	
Antennas/Satellite Dishes			X	X			X	X
Snow Removal - Carriage Lanes/Mailboxes	X				X			
Snow Removal - Driveways	X				X			
Snow Removal - Common Area Sidewalks	X				X			
Snow Removal - Fire Hydrants	X				X			
Snow Removal - Parking Pads							X	
<b>Insurance - Structures &amp; Common Areas</b>								
Fire	X						X	
Common Area Liability	X						X	
Common Area Umbrella	X						X	
<b>Insurance - Personal</b>								
Personal Contents			X				X	
Liability			X				X	
Umbrella			X				X	