

**The Greens Homeowners Association
Responsibility Matrix for Maintenance**

Item / Service	Association	Homeowner	Issue / Concern
Roads / Drives	All		
Grass	All		
Trees / Shrubs HOA planted	All		
Trees / Shrubs Homeowner Planted		All	
Sidewalks	All		
Street Lighting	All		
Snow Removal	All		
Road and drive salting	As required		
Exterior Sewers & Drains	Underground breaks only	Plugged sewers	
Pad Mounted Electrical Transformer	RG&E		
Electrical Meter Block on Bldg	All		
Meter Cabinet		All	
Underground service laterals from transformer to meter	All		
Gas Service, lines to meter	All		
Telephone Lines	Frontier	Owner	
Cable TV Lines	Spectrum	Owner	
Satellite Dish		All & Any Damage	
Property and Casualty Insurance	Master Policy	H O-6 Condo pkg	
Liability Insurance for Common Areas	All	Private areas	
Items / Service	Association	Homeowner	Comments / Concerns
Directors and Officers Liability	All		

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Insurance to cover full reconstruction, Original Specs, No Betterments and Improvements	All	Betterments, Improvements & Additions	
Personal Contents and liability insurance		All	
Value of any improvements to a unit after closing		All	
Concrete Stoops and Walkways	Repair / Replace		
Stacked Stone Walls	Repair / Replace		
All Variance approved changes added by owners		Repair / Replace	
Garage Floor		Repair / Replace	
Heating / Air Conditioner including pad, flue and dehumidifier		Repair / Replace	
Sewer drains, water lines and sump pump within unit		Repair / Replace	
Storm Water laterals	Repair / Replace		
Sanitary Sewer laterals	Repair / Replace		
Water Service laterals	Repair / Replace		
Roof including materials and appurtenances	Repair / Replace		
Exterior walls, trim, window and door trim (only)	Repair / Replace / Paint / Stain / Grout / Seal		
Exterior window sash, sills, trim	Paint / Seal	Repair / Replace	
Door to outside (Front, sliding, garage and walkout)		Repair / Replace	
Door to garage from house		Repair / Replace	
Garage Door		Repair / Replace	

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All glass - Frame - Sash	*Decorative architectural windows over garage and 2nd story	Repair / Replace	
Exterior components of basement walkout	Only Original Repair / Replace	All Additions	
Storm Doors		Repair / Replace	
Screens, Screen doors		Repair / Replace	
Fireplace vents, flue pipe, exterior caps, wall vents, roof vents and other parts.		Repair / Replace / Cleaning	
Flue pipe, roof vents for other than fireplace		Repair / Replace / Cleaning	
Gutters and downspouts including cleaning and connection to storm drain	Repair / Replace		
Hose Bibs Exterior portion in garage		Repair / Replace	
Hose Bibs Exterior outside unit		Repair / Replace	
Hose bibs, interior components, garage, front and rear.		Repair / Replace	
Garage carriage lamps and porch lights	Repair / Replace		
Light Fixtures on back of units		Repair / Replace	
Exterior electrical outlets and door bell button		Repair / Replace	
Extermination Interior		All	
Extermination Exterior	All		

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Mailboxes and enclosure	Repair / Replace		
Address Numbers	Repair / Replace		
Patio Enclosures and screens		Repair / Replace	
Painting porches and deck trim (interior and exterior)			Not called out
Egress wells, Prev noted only original	Only original	All later added	
Egress safety fencing, Plexi Covers		All	
Trim on enclosed porches		All	
Trim on Egress windows		All	
Light Bulbs	Common only	All	GU 24 base is unique