

Brighton Estates Maintenance-approved 3/12/2026

Item	Association	Homeowner	Comments
Siding, Trim:			
Siding and staining	All		
Trim and soffit repairs	All		
Interior walls and ceilings	All*If damage caused by common element	All	*Association repairs the walls, and/or ceilings, but does not paint or wallpaper the walls or ceilings. All damage must be reported within 15 days of the occurrence, and ice damming damage, no later than 4/1 of occurrence year.
Roofs, Vents, Gutters:			
Gutters and downspouts - cleaning	All		
Gutters and downspouts - repair and replacements	All		
Vents - homeowner added		All	
Vents - furnace, hot water		All	
Vents - dryer, bathroom, kitchen		All	
Vents - ridge, soffit	All		
Attic insulation		All	
Sheathing	All		
Shingles and underlayment	All		
Chimneys and Fireplace: Original Fireplaces include #4, #60, #75, #119, #152 (any new or replacement fireplace requires a variance request)			
Exterior wood and structure		All	All non original fireplaces
Chimney cap		All	
Stone Fascade and concrete top only	All (#4,#60,#75, #119,#152)		The HOA is responsible for the exterior stonework and concrete top on #4, #60, #75, #119, and #152.
Interior components and cleaning		All	
Gas conversion		All	Homeowner must get variance for conversion
Doors:			
Exterior door repairs		All	
Exterior door replacements		All	Exterior modification request required
Painting and caulking of exterior surface		All	
Garage overhead door repairs		All	
Garage overhead door replacement		All	Exterior modification request required-must be performed through Association

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All door hardware, hinges, locks		All	
Storm doors and screens		All	Exterior modification request required
Door bells, security systems		All	
House number replacements	All		
Weather stripping		All	
Windows and Skylights:			
Repair of window frames and sills		All	
Glass replacement - broken and fogged		All	
Window hardware and screens - repair or replacement		All	
Window replacements		All	Exterior modification request required
Painting and caulking of exterior surfaces		All	
Skylight - roof flashing	All	*All	*Original done by owner
Skylight - leak through unit		All	Except if caused by association installed flashing, or roofing
Skylight - replace glass		All	Exterior modification request required
Skylight - replacement		All	Exterior modification request required
Concrete Walks, Foundation, Steps:			
Basement concrete floor		All	
Foundation block walls	All		
Garage concrete floor		All	
Exterior steps, walks leading to unit	All		
Patios, Decks, Privacy Fences:			
Patios - all homeowner installed improvements		All	
Decks - all repairs and maintenance (including staining)		All	
Decks - installation and replacement		All	
Privacy fences (separating units) - repairs and maintenance	All except inside vertical pickets and inside horizontal trim	Vertical pickets and horizontal trim Only	All parts of window opening in fences are the homeowner responsibility

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Other fences - repairs and maintenance	All except inside vertical pickets and inside horizontal trim	All-2/25/1993+	Fences added since 2/25/1993 require exterior modification request. Done after 1993: #119, #123, #172
Exterior Lighting and Electrical:			
Light fixtures installed by homeowner - repairs and replacements		All	#4. 20, 119
Light fixtures on buildings - repair and replacements	All		rear patio light fixtures are the homeowner responsibility
Light fixtures on buildings - bulb replacement		All	
Exterior receptacles - repair and replacement	-	All	
Pole lights and security lights - repair and replacement	All		
Pole lights and security lights - bulb replacement	All		
Door bells, security systems		All	
Road, Driveways, Sidewalks:			
Road and driveway seal coating	All		
Road and driveway asphalt repairs and replacement	All		
Road and driveway snow plowing	All		
Road salting	All		
Driveway near garage snow and ice removal and salting		All	
Sidewalk and exterior steps snow removal and salting		All	
Catch basins - repair and maintenance	All		
Sidewalk repairs and replacement	All		
Lawns, Shrubs, Trees, Flowers:			
Lawns - mowing, trimming, fertilization, seeding, etc	All		
Lawns - grading and drainage	All		
Lawn debris clean-up	All		
Shrubs - planting, pruning, mulching, replacement-not along garages, in front of #4, #60, #75, #119, #152	All	*All	* along garages, in front and sides of #4, #60, #75, #119, 152 along building
Trees - common areas - trimming, mulching, replacement	All		

Brighton Estates Maintenance-approved 3/12/2026

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Mulch -gardens between units, trees, shrubs, and gardens near Edgewood	All		
Mulch - gardens along garage and in front of units (#4, #60,#75,#119,#152)		All	
Perennials - front gardens between units/front stone garden near Edgewood	All		
Perennials and Annuals - gardens along garage and in front of units (#4,#60,#75,#119,#152)		All	
Services and Miscellaneous:			
Refuse removal - weekly household collection	All		
Refuse removal - large items (TVs, appliances, construction debris)		All	Must call management to arrange pickup; charges apply
Recycling - weekly collection	All		
Mailbox repair and replacement		All	
Exterminating and pest removal - exterior	All		
Exterminating and pest removal - interior		All	Except Squirrels and Bats
Hose bibs - repair and replacement	All		Except where homeowner left hose connected in freezing conditions
Insurance:			
Exterior/Master policy	All		
Interior		All	