

The Hedges Homeowners Association, Inc.

MAINTENANCE RESPONSIBILITY CHART

<u>ITEM</u>	<u>RESPONSIBILITY</u>		
	<u>ASSOCIATION</u>	<u>HOMEOWNER</u>	<u>OTHER</u>
Air conditioning condenser and pad		X	
Basement walls – (INTERIOR)			X
Brickwork, except brick chimneys	X		
Brick chimneys		X	
Cable television underground cables			Spectrum
Decks		X	
Door bell button		X	
Doors - garage door/opener/mechanicals – (REQUIRES VARIANCE)		X	
Doors – exterior - painting	X		
Doors – exterior - replacement		X	
Doors - screen/storm		X	
Driveway – Repair & Sealing	X		
Driveway/private road resurfacing - (REQUIRES VARIANCE)		X	
Electric lines			RGE
Fascia	X		
Foundations	X		
Garage floor		X	
Gas Lines			RGE
Generator gas line		X	
Gutters & downspouts	X		
Hose bibs		X	
Insurance – Master Coverage, Fire, Liability & Umbrella	X		
Insurance – Personal Contents, Liability & Umbrella SEE ATTACHED EXPLANATION from First Niagara Risk Management		X	
Internet Cable		X	
Landscaping replacements - (REQUIRES VARIANCE)	X (Front)		X (Sides & Rear)
Landscaping – trimming, pruning, mowing	X		
Lawn mowing/fertilization/weed control	X		
Lawn/tree/shrub watering		X	
Lights – coach lights/post lights		X	
Lights – street lights	X		
Mailboxes	X		
Patios		X	
Recreational facilities (clubhouse, pool, tennis court)	X		
Retaining walls	X		
Roofs	X		
Sewer mains			Town of Webster
Sewer laterals	X		
Shrubs – fronts – pruning/treatments/replacement	X		

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Shrubs – sides & rears – replacement		X	
Sidewalks	X		
Siding	X		
Skylights		X	
Snow plowing driveways/private roads	X		
Snow shoveling sidewalks & stoops to front door	X		
Stoops & steps	X		
Sump Pumps		X	
Telephone cables			Telephone co.
Trash containers		X	
Trash & recyclables pick up (curbside service)	X		
Trees – fronts & common areas – pruning/replacement	X		
Trees – sides & rears - pruning	X		
Trees – sides & rears - replacement - (REQUIRES VARIANCE)		X	
Trim replacement/painting – exterior	X		
Water mains			Monroe Co. Water
Water laterals	X		
Window – painting of exterior trim	X		
Windows – painting of interior		X	
Windows/casements/screens/cleaning		X	
Window wells/covers		X	
Window Replacement - (REQUIRES VARIANCE)		X	

Note: The individual homeowner is responsible for interior unless necessitated by exterior defects or in case of a loss insured by the association's master insurance policy.

Individual homeowner responsible for updating RPG with complete contact information

REVISED 5/25/2022