

BAY BREEZE ESTATES PHASE II - Responsibility Chart

ITEM	HOMEOWNER	ASSOCIATION
Landscaping		
Lawns	Water	Mow & maintain
Trees & Shrubs	Water	Trim, maintain, replace
Weed Control	Gardens & lawns in patio / courtyard	Lawns
Leaves — Remove	As desired	Lawns, walkways, driveways
Plantings by homeowner (variance required)	Total responsibility	None
Snow Removal & Related		
Street		Contract
Driveways & parking areas		Contract
Walkways & stoop	Total responsibility	
Damage due to ice damming	Interior	Exterior
Trash Removal		
Weekly service		Contracted removal
Non standard item pickup	Request service, Pay fee	
Driveways & Parking Areas		
Driveways & parking areas		Maintain, repair, replace
Walkways & stoop	Maintain, repair, replace	
Garage		
Garage door	Maintain, repair, replace (approved style & color only)	Paint WE CAN GIVE PAINT COLOR.
Overhead garage door opener	Maintain, repair, replace	
Doors		
Hardware & doorbell	Maintain, repair, replace	
Front door & other doors	Maintain, repair, replace	
Sliding or other door into patio	Maintain, repair, replace	
Storm & screen doors	Maintain, repair, replace	
Utility Wires, Pipes, etc.		
Electric & gas lines	Inward from meter	Exterior to meter RG&E
Electric & gas meters		RG&E
Cable TV & satellite related	Maintain, repair, replace	
Water lines	Interior	Exterior — Association or MCWA
Water, storm & sanitary sewer		Leakage & structural failure only
Mailboxes		
Locks & Keys	Contact USPS	

Basement	HOMEOWNER	ASSOCIATION
Cement floor slab	Maintain, repair, replace	
Cement block walls	Interior surface	Exterior surface
Water, electric, heating, cooling	Maintain, repair, replace	
All improvements including walls	Maintain, repair, replace	
Drains & sump pump	Maintain, repair, replace	
Windows & Skylights	HOMEOWNER	ASSOCIATION
Glass & Hardware	Maintain, repair, replace	
Screens & Storms	Maintain, repair, replace	
Frames & Caulking	Interior	Exterior
Lights — Exterior	HOMEOWNER	ASSOCIATION
Garage & Front Porch	Bulbs, Repair All Wiring	Replace Fixtures
Deck & Back Patio	Maintain, repair, replace	
Driveway and Entrance Lights		Maintain, repair, replace
Townhouse - exterior related	HOMEOWNER	ASSOCIATION
Siding, Gutters, Downspouts, Roofs		Maintain, repair, replace
Paint Trim, Windows & Doors		Maintain
Patios, Porches, Decks or Spalling concrete and Railings	Maintain, repair, replace	
Walks, Stoops, or Porches	Maintain, repair, replace	
Townhouse - interior related	HOMEOWNER	ASSOCIATION
Fireplace & related	Maintain, repair, replace	Exterior chimney only
Improvements & personal property	Maintain, repair, replace	
Drainpipes inside unit	Maintain, repair, replace	
Pest Control & Animals	HOMEOWNER	ASSOCIATION
Termites, carpenter bees/ants	Interior	Exterior
Other insects, Rodents & Birds	Interior	Exterior
Pets	Total responsibility	Enforce association rules
Other animals	Contact town animal control	No responsibility
Insurance	HOMEOWNER	ASSOCIATION
Personal property & contents	Total responsibility	
Personal liability & umbrella	Total responsibility	
Fire	Any extra coverage desired	Assn coverage has deductible