

Stonebridge Manor Homeowners Association, Inc

MAINTENANCE RESPONSIBILITY CHART

ITEM	Association	Homeowner
Air conditioning condenser and pad		X
Basement walls		X
Deck Floors		X
Doorbell button		X
Doors - garage door opener and mechanicals		X
Doors - exterior - painting and replacement		X
Doors - screen/storm		X
Drink Trim (wood on top of wall on front entrance and back patio)		X
Driveway resurfacing and seal coating	X	
Fascia	X	
Fencing (vertical - parameter of common property and front of individual unit's courtyards)	X	
Garage floor		X
Gutters and downspots	X	
Horizontal surfaces (i.e., deck floor)		X
Hose bib		X
Lawn mowing/fertilization/weed control	X	
Lawn/tree/shrub watering		X
Lights - coach lights, fixtures and bulbs (i.e. garage/fence posts)		X
Porches		X
Patio and Front Entrance Flooring		X
Patio Wall (Rear - cedar and brick vertical walls, cement block top and flashing	X	
Roofs	X	
Shrubs - front, side, and rear original yews pruning/treatments	X	
Shrubs - front, side, and rear pruning/treatments/replacement		X
Sidewalk repairs (excludes common sidewalks)		X
Vertical surfaces (i.e siding)	X	
Snow plowing driveway/private roads/sidewalks	X	
Stoops and step repairs		X
Trim replacement and painting - exterior	X	
Water mains		Monroe County Water Authority
Window casements		X
Wrought iron railings (back patio and gate)		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