

Appendix H: Maintenance Responsibilities		Unit Owner	HOA
1	MRR rear deck *	X	
2	MRR common wall privacy fences off building *		X
3	MRR privacy fence parallel to and directly behind unit	X	
4	MRR windows & glass slider*	X	
5	MRR window coverings (including screens)*	X	
6	MRR front & rear doors *	X	
7	MRR front & rear screen doors *	X	
8	MRR front & rear storm doors *	X	
9	MRR front & rear security doors *	X	
10	MRR exterior light fixtures *	X	
11	MRR front entry porch		X
12	MRR rear exterior porch	X	
13	MRR storage lockers		X
14	MRR storage locker locks	X	
15	MRR utility enclosures		X
16	Common Area Landscape -plants & lawns		X
17	Common Area Landscape -homeowner plants in front of unit *	X	
18	Common Area Hardscape		X
19	Common Area Dirt & bedding areas		X
20	Asphalt areas		X
21	MRR roofs, chimney chase, flashings		X
22	MRR building siding & trim		X
23	Painting -buildings		X
24	Painting -doors (on painting cycle)		X
25	Painting - homeowner installed door with new trim *	X	
26	Painting-window trim (on painting cycle)		X
27	Painting - homeowner installed windows w/ new trim -trim painting *	X	
28	MRR fireplace, flue, exterior cap *	X	
29	MRR interior wall/ceiling covering	X	
30	MRR interior flooring	X	
31	MRR interior cabinets	X	
32	MRR interior appliances (including fireplaces)	X	
33	MRR interior electrical	X	
34	MRR interior plumbing	X	
35	MRR interior heating	X	
36	Within foundation under first floor - Ground water accumulation	X	
37	Within foundation under first floor -Pest Control	X	
38	Within foundation under first floor - Heat. Plumbing, Electrical	X	
39	MRR recreational areas & facilities		X
40	Closing cost upon sale -transfer fee	X	
41	Closing cost upon sale -P.U.D. Sewer test (all sales)	X	
42	Closing cost upon sale -repairs needed as a result of P.U.D. test (depends on location of repair) ♦	X	X
43	Closing cost upon sale -correction of architectural violations	X	
44	MRR gas lines ♦	X	X
45	MRR water lines ♦	X	X
46	MRR sewer lines ♦	X	X
47	MRR hose bibs	X	
48	Exterior earth to wood maintenance		X
49	MRR -Original Rough Framing		X

*= See Approved Standards and Restrictions

♦= Association is responsible from Common Area to the Exterior of the Unit