

Heron Ridge Homeowners Association

Checklist for Financial Responsibility for Maintenance and Repairs

	<u>Owner Responsible</u>	<u>Association Responsible</u>
<u>BUILDINGS</u>		
1		X
Open Decks (Installed by builder)		
Open Decks (Installed by owner)	X*	
2		
Screened Porches: doors, screen repair & interior painting		
Doors and screen repair	X*	
Interior painting	X	
Exterior painting		X
3		
Exterior doors, storm/screen doors, hardware		
Repair and replacement	X*	
Exterior painting and caulking		X
4		
Window frames and hardware		
Repair and replacement	X*	
Window Washing	X	
Exterior painting and caulking		X
5		
Crawl space vents.....	X*	
6		
Garage door		
Repair	X	
Replacement	X*	
Exterior painting and caulking		X
Garage door opener	X	
7		
Glass and screen replacement (windows & doors)	X*	
8		
Exterior Skylight		
Repair or replacement.....	X*	
9		
Roof Leaks		
Repair roof leak		X
Repair interior damage (incl. repaint and repaper)	X	
10		
Roof		
Shingles, flashing, gutters, caulking of exhaust and vent pipes, gutter cleaning		X
11		
Chimney		
Exterior siding and flashing		X
Cleaning where wood-burning fireplace exists	X	
12		
Light Fixtures		
Interior	X	
Replacement of exterior lights (except garage security night lights)	X	

*** HOMEOWNER MUST CHECK WITH MANAGEMENT COMPANY OR BOARD OF DIRECTORS FOR ASSOCIATION'S SPECIFICATIONS TO BE FOLLOWED WHEN MAKING THESE REPAIRS**

Heron Ridge Homeowners Association

Checklist for Financial Responsibility for Maintenance and Repairs

	<u>Owner Responsible</u>	<u>Association Responsible</u>
Light Fixtures (continued)		
Replacement of garage security night light fixtures		X
Replacement of garage security night light bulbs		X
Replacement of photo electric controls		X
13 Wiring/Electrical		
Interior/exterior	X	
Telephone/TV cable	X	
14 Heating, air conditioning, and other equipment,		
Hot water heater and water softener	X	
Dryer Vent maintenance and cleaning	X	
15 Foundation walls and footings, including interior support		X
16 Exterior structural problems		X
17 Exterior patio concrete (installed by builder)		X
18 Exterior painting as scheduled		X
19 Building steps and front stoops		X
20 Sump Pumps including discharge line.....	X	
21 Water Pipes		
Within or under the unit	X	
Outside water spigot	X	
In-ground breaks between meter and house	X	
22 Sewer Pipes		
Within or under the unit	X	
In-ground breaks or clogs between main and house.....	X	
23 Fire, smoke or owner-installed security alarm systems	X	
24 Personal property damage originating within unit	X	
(Unless covered by Association Insurance)		
25 Exterior property damage (except as shown by #25)		X
26 Repairs as a result of owner's or guest's negligence	X	
GROUNDS (common and limited areas)		
27 Street Lights		X

*** HOMEOWNER MUST CHECK WITH MANAGEMENT COMPANY OR BOARD OF DIRECTORS
FOR ASSOCIATION'S SPECIFICATIONS TO BE FOLLOWED WHEN MAKING THESE REPAIRS**

Heron Ridge Homeowners Association

Checklist for Financial Responsibility for Maintenance and Repairs

		<u>Owner Responsible</u>	<u>Association Responsible</u>
28	Driveway repairs		X
	Driveway repairs required due to damage by owner, owner's guest or owner's contractor.....	X*	
29	Street repairs (Johnson County Highway Dept.)		X
30	Sidewalk Repairs		X
31	Road signs, mailboxes and posts		X
32	Pond Maintenance		X
33	Snow Removal		
	Streets, driveways, sidewalks to owner's porch.....		X
	Decks, patios & front porches.....	X	
34	Lawn Care (mowing, sprinkling, etc.)		X
35	Privacy Screens (painting and general maintenance)		
	If installed by builder		X
	If installed by homeowner	X	
36	Landscaping		
	Common areas		X
	Owner's lot (items installed by builder as original)		X
	Owner's lot (items installed by owner with approval of Association) ...	X*	
	Soil erosion and/or settlement on owner's lot.....	X*	
37	Trash Removal		
	Regular bagged or in trash containers	X	
	Heavy trash removal	X	
38	Pest Control		
	Termite inspection and treatment as needed		X
	Hornets, wasps, etc.		X
	Moles		X
	Voles, Chipmunks & Other Pests	X	

All interior repairs are the responsibility of the dwelling unit owner, unless covered by owner's personal insurance or the Association's insurance.

All repairs or replacement to any concrete items including, but not limited to, building steps, driveways, sidewalks, patios, etc., will be based on the prevailing industry standards or existing common practices of the concrete industry. Also, see BUILDERS STANDARDS 1999 EDITION, SECTION 4.3.

Amended and Approved by Board: June 25, 2024

*** HOMEOWNER MUST CHECK WITH MANAGEMENT COMPANY OR BOARD OF DIRECTORS
FOR ASSOCIATION'S SPECIFICATIONS TO BE FOLLOWED WHEN MAKING THESE REPAIRS**