



<u>Component</u>	<u>Ownership</u>	<u>Community Association Responsibility</u>	<u>Charged As</u>	<u>Homeowner Responsibility</u>
Roofing Flashing	H-CTF	Repair Replacement	LCE LCE	None
Skylights	H-CTF	Repair Replacement	LDC LDC	None
Gutters Downspouts	H-CTF	Cleaning Repair Replacement	LCE LCE LCE	None
Stucco exterior	H-CTF	Repair Cleaning Eventual replacement	LDC LDC	None
Stone exterior treatment	H-CTF	Repair Eventual replacement	LDC LDC	None
Other exterior treatments	H-CTF	Painting, if required Repair Replacement	LCE LDC LDC	None
Shutters	H-CTF	Repair Replacement	LDC LDC	None
Chimney Exteriors (stone or stucco)	H-CTF	Repair Eventual replacement	LDC LDC	None

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Chimney Flues	H	None		Cleaning Repair Maintenance
Fireplaces, hearths	H	None		Repair
Windows Window glass, Sliding glass doors, Patio doors	H	Repainting exterior trim	LCE	Cleaning Repair Replacement (1)
Front Entrance Door Patio or Balcony Door	H-CTF	Repainting exterior side	LCE	Repair Replacement (1)
Locks, hinges or other hardware on windows and doors	H	None		Repair Replacement
Garage Door	H-CTF	Repainting exterior side	LCE	Repair Replacement (1)
Garage door lock, hardware, mechanicals	H	None		Maintenance Repair Replacement
Front Porch, entranceway, landing	H-CTF	Snow clearing Replacement	LCE LDC	Clearing Ice melting

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Exterior entrance lighting, controlled inside Home	H	None		Repair Maintenance Electricity Replacement (U)
Front entrance fencing treatment	H-CTF	Repainting Repair Replacement	LCE LDC LDC	None
Patio, Terrace, Decks	H-CTF	Replacement	LDC	Cleaning Maintenance Snow clearing Ice melting
Foundation Walls	H	None		Repair, if ever needed
Basement, internal structural components	H	None		Repair, if ever needed
Interior components or everything inside "exterior surface side" or having an "interior aspect"	H	None		Repair Maintenance Replacement Operation
Attic space, non-structural components beneath roof sheathing, including insulation	H (access only with <u>Board</u> approval)	None		Cleaning Repair

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Sanitary sewer, water, and other utility lines outside the Lot which run to public mains	LCF	Maintenance Replacement	LDC LDC	None
Sidewalks to individual homes	H-CTF & LCF	Snow clearing ⁽²⁾ Repair Replacement	LCE LCE LCE	Cleaning Ice melting
Driveways	H-CTF & LCF	Snow clearing ⁽²⁾ Resealing Resurfacing	LCE LCE LCE	Cleaning Ice melting
Planted beds adjacent to homes	H-CTF	Maintenance	LCE	Watering Planting of ann or perennials within guideli
Landscape (turf, trees, shrubs, bushes) located on Lots or near Homes	H-CTF & LCF	Maintenance Limited Replacement	LCE LCE	Watering near home
Sprinkler irrigation system in turf only	CF	Maintenance Repair Replacement Water	GCE GCE GCE GCE	None
All other landscape located on the property	CF	Maintenance Replacement	GCE GCE	None

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Applebrook Drive And parking spaces	CF	Repair Resurfacing Snow clearing ⁽²⁾ Ice melting	GCE GCE GCE GCE	None
Curbing	CF	Repair Replacement	GCE GCE	None
Street Lighting	CF	Electricity Repair Maintenance Replacement	GCE GCE GCE GCE	None
Common walkways	CF	Snow clearing ⁽²⁾ Repair Replacement	GCE GCE GCE	None
Signage	CF	Maintenance Replacement	GCE GCE	None
Independent Garage Buildings	H	Maintenance Repair Replacement	LDC LDC LDC	None

(1) Items to be replaced by Homeowner which must first be approved by the Association.

(2) Snow will be cleared per the service guidelines of the Board and only where there are vehicles parked in such a way that the area can be cleared when contractor is present to do the work.

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