LEGACY WOODS

MAINTENANCE RESPONSIBILITY MATRIX

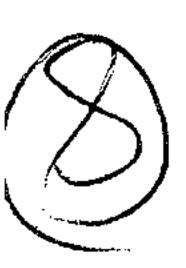
	LOCATION	DOCUMENT REFERENCE(S)	ASSOCIATION	LOT OWNER	OTHER
Building Setback Lines	Lots	Article V, Section 1(b)	X	-	
Conservation Easement Areas	Common Area	Article V, Section 1 of Declaration	×		
Driveways and Pathways to the Mailbox	Common Area	Article V, Section 1 of Declaration	X – Snow removal (including keeping clear of ice and snow)		
Entrance gate, if any	Common Area	Article V, Section 1(a) of Declaration			
Entranceway	Common Area	Article V, Section 1(a) of Declaration	×		
Exterior of Homes					
Repair of Roof Shingles, Roofing Paper and Flashing	Lots	Article V, Section 2(a) of Declaration			
Replacement of Roof Shingles, Roofing Paper and Flashing	Lots	Article V, Section 2(a) of Declaration			
Maintenance, Repair and Painting of Siding, Cornice, Shutters and Building Trim	Lots	Article V, Section 2(b) of Declaration			
Replacement of Siding, Cornice, Shutters, Gutters or Building Trim when need caused by termite damage or other casualty covered under owners individual property insurance	Lots	Article V, Section 2(c) of Declaration			



×	Article V, Section 1(b) of Declaration	Lots	Grass
	Article V, Section 2(h) of Declaration	Lots/Adjacent Common Area	Damage to Lot or Immediately Adjacent Common Areas when resulting from insect (including, termite) infestation, and for inspections, treatment and obtaining protective coverage from termite damage
(if damage due to application of rock salt or unapproved de-icers, Association may replace)	Article V, Section 2(g) of Declaration	Lots	Concrete Repair and Replacement
	Article V, Section 2(f) of Declaration	Lots	Maintenance, Repair and Replacement of Heating and Air Conditioning Systems, Plumbing, Electrical, Telephone, Cable Television and All Other Utility Systems, Including Exterior Lighting
	Article V, Section 2(d) of Declaration	Lots	Cleaning and Reattachment of Gutters
	Article V, Section 2(e) of Declaration	Lots	Replacement of Window Unit, Glass, Mullins, "etc."
	Article V, Section 2(b) of Declaration	Lots	Maintenance, Repair and Replacement of Windows (including Frames and Sills) and Doors (including frames and thresholds)



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Gordon Road Entrance Easement (benefits Church Property)	Cannot Determine Whether on Lots or Common Area	Section 1(b) of Easement Instrument			
Individual Curbside Household Trash Pickup	Lots	Article V, Section 1(d) of Declaration	(cost of pickup)		
Kilburn/Legacy Drainage Easement	Legacy Property, but Cannot Determine Whether on Lots or Common Area (Need Plat)	Section 2(b)(2) of Easement Instrument			Owner of Legacy Property*
Legacy Drainage Easement (located on Church Property)	Church Property	Section 2(a)(1) of Easement Instrument			Owner of Church Property
Legacy Storm Drainage Facilities Easement (located on Church Property)	Church Property	Section 2(a)(2) of Easement Instrument			Owner of Church Property
Mailboxes	Common Area	Article V, Section 1(a) of Declaration			
Ponds (storm water management)	Common Area	Article V, Section 1(a) of Declaration			
Pool	Common Area (provided conveyed to Association per Article I, Section 22 of Declaration)	Article V, Section 1(a) of Declaration	×		
Public Utility Easements	Lots	Article V, Section 1(c) of Declaration	(landscaping, subject to easement terms)		
Recreational Areas	Common Area	Article V, Section 1(a) of Declaration			





Common Area Article V, Section 1(a) of Declaration (except Association not responsible to keep sidewalks adjacent to streets clear of ice and snow) Common Area Article V, Section 1(a) of Declaration X Lots Article V, Section 1(b) of Declaration X Common Area Article V, Section 1(a) of Declaration X Common Area Article V, Section 1(b) of Declaration X
Article V, Section 1(a) of Declaration Article V, Section 1(a) of Declaration Article V, Section 1(a) of Declaration Article V, Section 1(b) of Declaration Article V, Section 1(a) of Declaration X
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