

# LEGACY WOODS

## MAINTENANCE RESPONSIBILITY MATRIX

ITEM	ITEM 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	X		
Driveways and Pathways to the Mailbox	Common Area	Article V, Section 1 of Declaration	X -- Snow removal (including keeping clear of ice and snow)	X	
Entrance gate, if any	Common Area	Article V, Section 1(a) of Declaration	X		
Entranceway	Common Area	Article V, Section 1(a) of Declaration	X		
Exterior of Homes					
Repair of Roof Shingles, Roofing Paper and Flashing	Lots	Article V, Section 2(a) of Declaration	X		
Replacement of Roof Shingles, Roofing Paper and Flashing	Lots	Article V, Section 2(a) of Declaration		X	
Maintenance, Repair and Painting of Siding, Cornice, Shutters and Building Trim	Lots	Article V, Section 2(b) of Declaration	X		
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		X	

Association      Lot Owner      other

Maintenance, Repair and Replacement of Windows (including Frames and Sills) and Doors (including frames and thresholds)	Lots	Article V, Section 2(b) of Declaration		X	
Replacement of Window Unit, Glass, Mullins, "etc."	Lots	Article V, Section 2(e) of Declaration		X	
Cleaning and Reattachment of Gutters	Lots	Article V, Section 2(d) of Declaration	X		
Maintenance, Repair and Replacement of Heating and Air Conditioning Systems, Plumbing, Electrical, Telephone, Cable Television and All Other Utility Systems, Including Exterior Lighting	Lots	Article V, Section 2(f) of Declaration		X	
Concrete Repair and Replacement	Lots	Article V, Section 2(g) of Declaration	X (if damage due to application of rock salt or unapproved de-icers, Association may replace)	X	
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	Lots/Adjacent Common Area	Article V, Section 2(h) of Declaration		X	
Grass	Lots	Article V, Section 1(b) of Declaration	X (including mowing and reseeding)		

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

Association Not Owner Other

Sidewalks	Common Area	Article V, Section 1(a) of Declaration	X (except Association <u>not</u> responsible to keep sidewalks adjacent to streets clear of ice and snow)		
Streets	Common Area	Article V, Section 1(a) of Declaration	X		
Street Lighting	Lots	Article V, Section 1(a) of Declaration	X		
Trees and Shrubs	Lots	Article V, Section 1(b) of Declaration	X		
Wetlands	Common Area	Article V, Section 1(a) of Declaration	X		

Association

Lot Owner

Other