

ADDENDUM D
HEATHER RIDGE SOUTH
MAINTENANCE RESPONSIBILITY QUICK REFERENCE LIST

HEATHER RIDGE SOUTH ASSOCIATION

MAINTENANCE REPAIR		AND INSURANCE		RESPONSIBILITIERS	
MAINTENANCE REPAIRS		RESPONSIBILITY		INSURANCE	
DESCRIPTION	HOA	OWNER	HOA	OWNER	
BUILDING EXTERIOR					
BUILDING STRUCTURE, FRONT PORCHS	X			X	
EXTERIOR SIDING, EXTERIOR PAINTING, BRICK, TRIM, OTHER EXTERIOR SURFACES	X			X	
ROOF SHINGLES, ROOF UNDERLAY	X			X	
GUTTERS AND DOWNSPOUTS	X			X	
CHIMNEY REPAIRS OUTSIDE UNIT	X			X	
CHIMNEY, FIRE BOX, FLUE REPAIRS INSIDE UNIT			X		X
REAR PATIOS, DECKS		X			X
WINDOWS, FRAMES, PATIO DOORS AND DOOR FRAMES, FRONT DOORS AND FRAMES			X		X
GARAGE LIGHT FIXTURES OUTSIDE OF UNIT, BULB REPLACEMENT	X			X	
SKYLIGHT, FANS, ANY OTHER UNITS APPROVED TO PENETRATE THE ROOF SURFACE		X			X
GARAGE DOORS (COLOR WHITE ONLY)		X			X
GARAGE DOORS PAINTING (NO WOOD)	X				
FOUNDATION AND INTERIOR CONCRETE FLOOR SETTLING	X			X	
WINDOW WELLS	X			X	
WINDOW WELL COVERS		X			X
UTILITIES					
UTILITIES AND LINES INSTALLED OUTSIDE OF UNIT AND SERVING MORE THAN ONE UNIT OR THAT SINGLE UNIT	X			X	
UTILITIES AND LINES INSTALLED WITHIN IN INDIVIDUAL'S UNITS		X			X
AIR CONDITIONING UNITS AND LINES		X			X
SUMP PUMPS AND SUMP PUMP PITS INSIDE UNITS		X			X
SUMP PUMPS AND SUMP PUMP PITS OUTSIDE UNITS	X			X	
WATER PIPES OUTSIDE A UNIT AND SERVICING MORE THAN ONE UNIT	X			X	
WATER PIPES INSIDE A UNITS AND SERVICING ONLY THAT UNIT		X			X
ELECTRIC CIRCUIT BOXES SERVICING EXCLUSIVELY THAT UNIT INSIDE OR OUTSIDE		X			X
GROUNDS					
GRASS, TREES, SUBBERRY, AND LANDSCAPING	X			X	
GROUNDS MAINTENANCE, LANDSCAPING GRADING	X			X	
PRIVATE ROADS, DRIVEWAYS, SIDEWALKS, CURBS, WALKWAYS	X			X	
MAILBOX KIOSKS	X			X	
FRONT COURT YARDS PERIMETER FENCES	X			X	

HEATHER RIDGE SOUTH ASSOCIATION

MAINTENANCE REPAIR	AND INSURANCE	RESPONSIBILITIERS
FRONT COURT YARDS SIDEWALKS	X	X
REAR PATIOS, DECKS PERIMETER FENCES	X	X
CLUBHOUSE		
ALL INTERIOR AND EXTERIOR REPAIRS	X	X
ALL GROUNDS, POOL AREA, FENCE AROUND POOL	X	X
POOL, HEATER, AND FILTRATION SYSTEMS	X	X
OTHER		
IRRIGATION SYSTEM	X	
GARBAGE COLLECTION	X	
SNOW REMOVAL	X	
SNOW REMOVAL SIDEWALK INSIDE COURTYARD	X	X
RETAINING WALLS	X	
IT IS IMPORTANT TO NOTE THAT THE ASSOCIATION MAY BECOME RESPONSIBLE FOR ITEMS THAT WOULD NOT OTHERWISE BE THE ASSOCIATION'S RESPONSIBILITY IF THE DAMAGE IS CAUSED BY AN INSURED CALAMITY, SUCH AS FIRE, OR IS DIRECTLY CAUSED BY SOME ACTION OF THE ASSOCIATION, ITS EMPLOYEES OR SUBCONTRACTORS.		
CONVERSELY, IF THE DAMAGE IS CAUSED BY THE ACTS OF AN OWNER, THE OWNER MAY BE RESPONSIBLE FOR DAMAGE WHICH WOULD ORDINARILY BE HANDLED BY THE ASSOCIATION.		
FINALY, AS A VERY GENERAL RULE, ANYTHING OUTSIDE THE INSIDE SURFACE OF A UNIT'S WALLS IS THE ASSOCIATION'S ISSUE. ANYTHING INSIDE THE SURFACE OF A UNIT'S WALLS IS THE OWNER'S ISSUE UNLESS WHATEVER IS INSIDE THE UNIT SERVES MORE THAN THAT UNIT. IF AN OWNER CHANGES OR REPLACES FIXTURES, CABINETS, COUNTERS, ETC. THAT WERE ORIGINALLY INSTALLED BY THE DEVELOPER, THE OWNER BECOMES RESPONSIBLE FOR THOSE ITEMS.		