

RED CEDAR CANYON TOWNHOUSE ASSOCIATION (RCCTA)

Rules, Regulations and Policies

Red Cedar Canyon Townhouse Association Maintenance/Repair/Replacement Responsibility List

This maintenance chart is for informational purposes only. All maintenance responsibilities are governed by the Association's Declaration and Governing Documents.

	Association Responsibility	Homeowners Responsibility
Exterior		
Exterior Masonry /Siding (maintenance, repair and replacement)	X	
Soffits/Fascia/Trim (maintenance, repair and replacement)	X	
Exterior Calking (maintenance, repair and replacement)	X	
Roofs/Flashing (maintenance, repair and replacement)	X	
Gutters/Downspouts (maintenance, repair and replacement)	X	
Exterior Vents (maintenance, repair and replacement)	X	
Exterior Door, Patio Door & Window (maintenance, repair)	X	
Exterior Door, Patio Door & Window (cleaning of glass, painting)		X
Exterior Door, Patio Door & Windows (replacement)		X
Exterior Door &Window Frames – Exterior (replacement)		X
Window Screens/Glass (maintenance, repair and replacement)		X
Storm/Screen Doors (maintenance, repair and replacement)		X
Patio Slab (maintenance, repair and replacement)		X
Door Hardware/Locks (maintenance, repair and replacement)		X
Exterior A/C Units (maintenance, repair and replacement)		X
Exterior Light Fixtures (maintenance, repair and replacement)	X	

Adopted by the Red Cedar Canyon Townhouse Association Board of Directors, August 16, 2016. Revisions adopted August 22, 2016.

This document supersedes all previous lists of homeowner and/or association responsibilities.

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Interior Maintenance		
Walls/Floors/Ceilings/Interior Doors (maintenance, repair and replacement)		X
Fixtures/Appliances (maintenance, repair and replacement)		X
Interior Window Trim (maintenance, repair, replacement and paint)		X
Plumbing/Sewer Lines from dedicated public street to foundation of unit	X	
Garages		
Interior of Garage		X
Garage Doors		X
Garage Door Hardware		X
Landscape		
Lawn	X	
Trees/Shrubs/Plants	X	
Snow Removal		
Walkways/Entryways (at or above trigger depth)	X	
Driveways (at or above trigger depth)	X	
Walkways/Entryways (below trigger depth)		X
Driveways (below trigger depth)		X
Patios (any depth)		X
Unit Systems		
Interior A/C, Furnace, Water Softener		X
Electric/Breakers/Outlets		X
Plumbing/Sewer Lines from foundation inward		X
Pest Control		X
Interior Vents		X

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