

Bridgeview Condominium Homeowner's Association
Maintenance Accountability and Responsibility List
August 2023

Architectural Review Committee (ARC) Approval Requirement

Each condo owner is responsible for obtaining written approval from the ARC before installing, planting, or changing anything on the outside of their condo unit. Examples include but are not limited to satellite dishes, generators, screen/storm doors, patio slabs, landscape lighting, extra trees or bushes, or changes to ground cover. In addition, before expanding any internal rooms, or planning new additions, prior written approval is required. *Items in table below marked with asterisk indicate prior approval is needed.*

HOA will only cover items below after expiration of builder's home warranty.

Condo Component	Details	Responsible Party
Air Conditioner	Interior/Exterior Components	Owner
All Appliances	Range, Refrigerator, Dishwasher, Microwave, etc.	Owner
By-Laws	Review HOA By-Laws	Owner
Cable Wiring	Internal/External	Owner*
Ceiling Fans	Fixtures and Wiring	Owner
Chimney: Interior	Cleaning and repair	Owner
Chimney: Exterior	Cleaning and repair	HOA
Doorbells/Chimes	Includes exterior button	Owner
Door locks/keys	Replace and repair	Owner
Doors: Garage	Door (interior components responsibility of owner)	HOA
Doors: Entry, Slider, Door to Deck	Door/window	HOA
Drywall: Interior repair	Unless caused by a roof leak	Owner
Drywall: Interior repair and painting	Caused by roof leaks	HOA
Driveways	Repair, resurface, maintenance	HOA
Driveways	Washing/removal of stains and dirt	Owner
Electrical: Receptacles and switches	Repair and/or replace	Owner
Electrical: External wiring to electric panel	Repair and/or replace	HOA
Electrical: Panel to inside of unit	Repair and/or replace	Owner
Fascia	All exterior, brick, concrete, siding, etc.	HOA
Furnace	Including blower & thermostats	Owner
Garbage Disposal	Includes wiring to internal receptacle	Owner
Generators	Interior/Exterior Components	Owner*
Gutters & Downspouts	Repair and clean	HOA
Humidifiers	Includes wiring to furnace or blower	Owner

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Insurance	Unit interiors as required by the By-Laws	Owner
Insurance	Exteriors and common areas as required by the By-Laws	HOA
Irrigation System	Maintenance, repair, and replacement (including blowout)	HOA
Landscaping: Builder/HOA Planted	Weed control, fertilizing, pruning	HOA
Landscaping: Grass and Common Areas	Mowing, weed control, fertilizing, re-seed (after warranty expiration)	HOA
Landscaping: Owner Planted	Weed control, fertilizing, pruning (until sold)	Owner*
Lighting: Exterior	Fixtures, island lighting, entrance sign	HOA
Lighting: Exterior	Garage, porch, deck bulbs (warm or soft white only)	Owner
Lighting: Exterior	Landscape and security lighting (ARC approved)	Owner*
Lighting: Interior	All interior fixtures, switches, receptacles, outlets, bulbs	Owner
Mailboxes: Installed by builder/HOA	Installation, maintenance, replacement as necessary	HOA
Paint/Stain: Exterior	Decks (use original or neutral color)	Owner
Paint/Stain: Exterior	Trim, exterior surface of entry doors and frames	HOA
Paint: Interior	All walls, windows, door surfaces, includes wallpaper	Owner
Pest removal	Interior and exterior pests (Ground squirrels, chipmunks, mice, insects, etc.)	Owner
Plumbing stacks	Interior and exterior vent pipes	HOA
Plumbing	All exterior pipes into the meter	HOA
Plumbing	From meter to all internal pipes	Owner
Roof	Includes sub-roof, flashing, and shingles (composite or other)	HOA
Screen: Door	Maintenance, repair, and replacement	Owner*
Screen: Windows	Maintenance, repair, and replacement	Owner*
Security System: Exterior	Wiring and components; Cameras	Owner*
Security System: Interior	Wiring and components	Owner
Sidewalks	Walks from driveway to entry way porch	HOA
Siding: Condo unit	Cleaning	Owner
Siding: Condo unit	Repair, replace, and paint	HOA
Sliding patio doors	Maintenance, repair, and replace	HOA
Snow Plowing	Sidewalks and driveways	HOA
Structural Issues-Condo Unit	Rafters, floor joists, supports, load-bearing walls, etc.	HOA
Satellite Dishes	Installation and associated equipment	Owner*
Trees	Trim and remove	HOA
Vents/Exhaust	Dryer/stove/bathroom	Owner

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Water Heaters	Maintenance, repair, and replacement	Owner
Water Spigots-Exterior	Maintenance, repair, and replacement	HOA
Windows and Frames	Maintenance, repair, and replacement	HOA
Window Cleaning	Interior and exterior	Owner
Yard/Common Areas	Mowing, fertilizing, weed control, leaf removal	HOA