

**Sunset Meadows Association, Inc.**

**MAINTENANCE MATRIX OF RESPONSIBILITIES**

<b>ITEM</b>	<b>HOA RESPONSIBILITY*</b>	<b>OWNER RESPONSIBILITY**</b>
SWIMMING POOL	<b>X</b>	volunteers
POOL HEATING SYSTEM	<b>X</b>	
POOL STORAGE SHED	<b>X</b>	
COMMUNITY RESTROOMS	<b>X</b>	
COMMUNITY GARDEN	<b>X</b>	Participating gardeners
LANDSCAPING	<b>X</b>	
IRRIGATION	<b>X</b>	
OUTDOOR LIGHTS AND ELECTRICAL	<b>X</b>	
SIDEWALKS	<b>X</b>	
CARPORTS- STRUCTURAL INTEGRITY	<b>X</b>	
PARKING LOTS	<b>X</b>	
ASPHALT	<b>X</b>	
CURBS	<b>X</b>	
PARKING AND STREET SIGNS	<b>X</b>	
MAILBOXES		Post Office
MAILBOX KEYS		<b>X</b>
DUMPSTER ENCLOSURES	<b>X</b>	
PEST & DRY ROT CONTROL EXTERIOR	<b>X</b>	
STORAGE SHEDS EXTERIOR	<b>X</b>	
STORAGE SHED DOORS	<b>X</b>	
HOSEBIBS AND FAUCETS ON EXTERIOR	<b>X</b>	

<b>ITEM</b>	<b>HOA RESPONSIBILITY*</b>	<b>OWNER RESPONSIBILITY**</b>
<b>COMMON AREA PLUMBING</b>	<b>X</b>	
<b>PLUMBING UP TO UNIT FOUNDATION</b>	<b>X</b>	
<b>BUILDING STRUCTURE</b>	<b>X</b>	
<b>EXTERIOR OF BUILDINGS</b>	<b>X</b>	
<b>ROOFS</b>	<b>X</b>	
<b>CHIMNEYS- STRUCTURAL INTEGRITY</b>	<b>X</b>	
<b>GUTTERS &amp; DOWNSPOUTS</b>	<b>X</b>	
<b>SIDING</b>	<b>X</b>	
<b>EXTERIOR ELECTRICAL</b>	<b>X</b>	
<b>EXTERIOR DOOR FRAMES</b>	<b>X</b>	
<b>EXTERIOR DOOR PAINTING</b>	<b>X</b>	
<b>WINDOW FRAMES/MOLDING EXTERIOR ONLY (UNLESS REPLACED BY OWNER)</b>	<b>X</b>	
<b>PATIOS – STRUCTURAL INTEGRITY</b>	<b>X</b>	
<b>PORCHES- STRUCTURAL INTEGRITY</b>	<b>X</b>	
<b>PORCHLIGHTS</b>	<b>X</b>	<b>X</b>
<b>FENCES</b>	<b>X</b>	
<b>INTERIOR OF UNITS-CEILINGS, WALLS, STAIRS, FLOORS, DOORS, CABINETRY, COUNTERS, ELECTRICAL, PLUMBING, APPLIANCES, WINDOWS- GLASS AND INTERIOR WINDOW SYSTEM, FIREPLACE, PERSONAL PROPERTY</b>		<b>X</b>
<b>PLUMBING IN CRAWLSPACE AND WALLS</b>		<b>X</b>
<b>ATTICS</b>		<b>X</b>
<b>CRAWLSPACE</b>		<b>X</b>

ITEM	HOA RESPONSIBILITY*	OWNER RESPONSIBILITY**
CLEANLINESS OF WALKWAY TO FRONT PORCH		X
CLEANLINESS OF PORCH		X
CLEANLINESS OF PATIO		X
CLEANLINESS OF CHIMNEY		X
CLEANLINESS OF CARPORTS		X
VEGETATION PLANTED BY CURRENT OR PREVIOUS OWNER		X
HEAT PUMPS		X
PHONE SERVICE		X
INTERNET SERVICE		X
CABLE TV		X
SATELLITE DISHES		X
EV CHARGERS		X
PRIVATE USE SOLAR PANELS		X
<u>ANY</u> ITEMS ADDED OR ALTERED BY OWNER***		X

\*The Association is responsible for damage caused by failure of an Association maintained component.

\*\* Owners are also responsible for any damage to any part of the complex caused by negligent or willful acts or omissions of the owner and/or owner’s family, lessees, tenants, licensees, guests, invitees, privately hired workers, and/or contract purchasers. Owners are also responsible for any damage resulting from problems that originate from their unit.  
 Owners are responsible for keeping all common-use areas clean and tidy.

\*\*\* NO EXTERIOR ITEM MAY BE ADDED OR ALTERED WITHOUT WRITTEN PERMISSION FROM HOA BOARD OF DIRECTORS.