

Sunset Meadows Association, Inc.

MAINTENANCE MATRIX OF RESPONSIBILITIES

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

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

ITEM	HOA RESPONSIBILITY*	OWNER RESPONSIBILITY**
ATTICS		X
CRAWLSPACE		X
PLUMBING IN CRAWLSPACE AND WALLS		X
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 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 responsible for any damages proximately caused by problems or conditions that originate from their unit.**

***** Owners are responsible for keeping common areas clean and tidy after use by themselves or their guests.**

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