

MONTGOMERY WOODS RESPONSIBILITY CHECK LIST

Component	Type	Home Owner Association Responsibility	Townhouse / lot Owner Responsibility
Roof and flashing	CE	Maintenance, Repair and Replacement	None
Gutters, downspouts and sol ash blocks	CE	Maintenance, Repair and Replacement	None
Exterior siding, trim & soffits	CE	Maintenance, Repair and Replacement	None
Chimneys	CE	Maintenance, Repair and Replacement	None
Unit Entry Door	CE	Maintenance, Repair and Replacement	None
Door & Window Locks hinges & all hardware	Owner	None	Maintenance Repair and Replacement
Garage Doors	CE	Repairs to physical appearance, weather stripping and Replacement	Functional repairs. i.e. Rollers, Springs Tracks etc.
Driveways	CE	Maintenance, Repair and Replacement	Cleaning & Snow Removal
Entry Porches	CE	Maintenance, Repair and Replacement	Cleaning & Snow Removal
Patios (concrete), Balconies and Decks (wood), Front & Back, Originally installed by the builder	CE	Maintenance, Repair and Replacement	Cleaning & Snow Removal
Planting Beds & Foundation Beds	CE	Mulch, Maintenance of Builder installed plants	Maintenance and care of all owner installed plants & material
Privacy Fences, Installed by the builder	CE	Maintenance, Repair and Replacement	None
Lots (Building)	CE	Maintenance of Lawns & Builder installed plants	Proper Care from damage which would increase the HOA's expenses
Area lighting at parking courts and walkways	CP	Maintenance, Repair and Replacement	None
Landscape material! turf	CP	Maintenance and Replacement	None
Recreational facilities/Tennis Courts, Playground & Open space	CP	Maintenance, Repair Replacement	None
Storm Sewer and Detention System	CP	Maintenance, Repair and Replacement	None
Irrigation System	CP	Maintenance, Repair and Replacement	None
Sidewalks on Blue Spring Rd., roadways and Visitor Parking Spaces	CP	Snow Removal, Maintenance, Repair and Replacement	None
Jogging/Walking Trails	CP	Maintenance, Repair, and Replacement	None
Garbage and Trash Recycling	Not Applicable	Curbside Collection	Proper storage & delivery to curb in proper containers
Plumbing (including water supply & sanitary sewer pipes) and electrical systems serving one unit regardless of location	Owner	None	Maintenance, Repair and Replacement
Heating ! Air Conditioning systems and equipment regardless of location	Owner	None	Maintenance, Repair and Replacement
Sanitary sewer pipes and clean-outs serving one unit regardless of location	Owner	None	Maintenance, Repair and Replacement
Concrete Pads supporting HVAC system regardless of location	Owner	None	Maintenance, Repair and Replacement
Windows, Skylights, and Patio doors (Including all glass)	Owner	None	Maintenance, Repair and Replacement
Patios (concrete or pavers) and Decks, Not originally installed by the builder. Added by Townhouse/lot owner	Owner	None	Maintenance, Repair and Replacement
CE - "Common Element" - Certain exterior elements which are on individual townhouse lots, but for which the Association has some responsibility.		CP - "Common Property" - All improvements which are NOT on any individual townhouse lot.	For a complete detailed explanation, please refer to the covenants.

