

**ARBOR RIDGE HOMEOWNER ASSOCIATION, INC. 2024  
A. RESPONSIBILITY FOR BUILDING MAINTENANCE**

| ITEM/SERVICE  | ASSOCIATION                                   | HOMEOWNER   | OTHER           |
|---|---|---|-----------------|
| Roof including materials and appurtenances  | Replace/repair/seal                           |   |                 |
| Exterior walls, trim, window and door trim only                                     | Repair/replace, paint/stain/grout/seal        |   |                 |
| Doors to outside (sliding, garage, walkout)   |   | Repair/replace: all except upgraded front doors       | *see page three |
| Front Door other than upgraded doors  | Repaint any front doors - only standard color | Repair/replace  | *see page three |
| Front Door - Upgraded   |   | Repair/replace/ paint/stain: all upgraded front doors | *see page three |
| Garage to house door  |   | Repair/replace/paint                                  |                 |
| Exterior window sash, sills and trim  | Paint/seal                                    | Repair/replace  |                 |
| All glass   |   | Repair/replace  |                 |
| Exterior components of basement egress areas °                                      |   | Repair/replace°                                       | *see page three |
| Storm doors   |   | Repair/replace  |                 |
| Screens, screen doors   |   | Repair/replace  |                 |
| Fireplace: vents, flue pipe, exterior caps, wall vents, roof vents and other parts. |   | Repair/replace/ cleaning                              |                 |
| Flue pipe, roof vents, for other than Fireplace                                     | Repair/replace                                | cleaning  |                 |
| Bathroom Vents (to exterior only), Microwave Vent Caps                              | Repair/replace                                |   |                 |
| Gutters and downspouts including cleaning and connection to storm drain             | Repair/replace                                |   |                 |
| Hose bibs, exterior and interior portion in garage                                  |   | Repair/replace  |                 |
| Hose bibs, exterior portion outside of unit   | Repair/replace                                |   |                 |
| Hose bibs, interior components, front and rear                                      |   | Repair/replace  |                 |

**ARBOR RIDGE HOMEOWNER ASSOCIATION, INC. 2024  
A. RESPONSIBILITY FOR BUILDING MAINTENANCE CONTINUED**

| ITEM/SERVICE   | ASSOCIATION          | HOMEOWNER       | OTHER                      |
|--|----------------------|-----------------|----------------------------|
| Garage carriage lamp fixtures,<br>Front porch carriage lamp                    | Repair/replace*      |                 | Bulbs excluded             |
| Hose bibs, exterior portion<br>outside of unit                                 | Repair/replace*      |                 |                            |
| Hose bibs, interior<br>components, front and rear                              |                      | Repair/replace  |                            |
| Garage carriage lamp fixtures,<br>Front porch carriage lamp                    | Repair/replace*      |                 | Bulbs excluded             |
| Front porch light fixtures other<br>than Carriage Lamp fixtures                |                      | Repair/replace  |                            |
| Light fixtures on back of unit   |                      | Repair/replace  |                            |
| Exterior elec. outlets, all<br>interior electrical, & door bell                |                      | Repair/replace  |                            |
| Dryer interior pipe, exterior<br>vent  |                      | Clean           |                            |
| Extermination - Interior   |                      | All             |                            |
| Extermination - Exterior (unit &<br>grounds only)                              | Bees, hornets, wasps | All other pests | *see page three            |
| Mailboxes and enclosures   | Repair/replace       |                 |                            |
| Address numbers  | Repair/replace       |                 |                            |
| Decks, and rear wooden steps<br>(Wood stringers, risers, and<br>skirt boards.) | *see page three      | *see page three | See notes on Page<br>three |
| Deck privacy fences, patio<br>privacy fences.                                  | *see page three      | *see page three | See notes on Page<br>three |
| Patio enclosures and screens   |                      | Repair/replace  |                            |
| Concrete Stoops/Walkways   |                      | Repair/replace  |                            |
| All approved changes added<br>by owner   |                      | Repair/replace  |                            |
| Garage floor; garage door<br>weatherstripping                                  |                      | Repair/replace  |                            |
| Heating / air-conditioning<br>equipment including pad and<br>flue              |                      | Repair/replace  |                            |

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A. RESPONSIBILITY FOR BUILDING MAINTENANCE CONTINUED**

| ITEM/SERVICE   | ASSOCIATION    | HOMEOWNER      | OTHER |
|--|----------------|----------------|-------|
| Sewers, drains, water lines, and sump pump (within unit) |                | Repair/replace |       |
| Storm water laterals                                     | Repair/replace |                |       |
| Sanitary sewer laterals                                  | Repair/replace |                |       |
| Water service laterals                                   | Repair/replace |                |       |

\* Unless damaged by homeowners / actions

\*\* It should be understood that the repair and replacement of individual landscaping, plants, patios; paving, gates, and retaining walls are the responsibility of the individual homeowner

° All egress doors, windows, and window well components are homeowner responsibilities

\*\*\*Treatment of personal property (e.g.,patio furniture) is not included.

\*\*\* Removal of the treated and/or inactive wasp/hornet nests is the homeowners responsibility.

**Notes about Decks, Stairs, and Privacy Fences:**

The HOA will maintain, paint and /or stain **BUILDER** installed Decks, Stairs, and Privacy Fences unless they have been modified by the homeowner.  
Decks, Stairs, and Fences added or modified by the homeowner after the initial purchase are the homeowners responsibility

Deck/fence stain- Benjamin Moore Arborcoat, and the color is #1232 "Fresh Brew"

**Front Door paint:** Sherwin Williams extrior acrylic latex, color is #6034 "Dark Auburn"

**ARBOR RIDGE HOMEOWNERS ASSOCIATION, INC.**  
**B. RESPONSIBILITY FOR GROUNDS AND LANDSCAPE**

| ITEM/SERVICE   | ASSOCIATION   | HOMEOWNER | OTHER  |
|--|---|-----------|--|
| Roads/Drives   | All   |           |  |
| Grass  | All   |           |  |
| Trees/shrubs - HOA planted                             | All   |           |  |
| Trees/shrubs - Homeowner planted                       |   | All       |  |
| Community Sidewalks along Balmoral Drive               |   |           | Town of Penfield   |
| Private Drive Sidewalk along Sonoma Drive              |   |           | Town of Penfield   |
| Street lighting - Private Roadways                     | All   |           |  |
| Street lighting - Public Roadways                      |   |           | Town of Penfield   |
| Snow Removal   | Private Roads,<br>Homeowner Driveways,<br>HOA Parking Areas |           |  |
| Storm water and sanitary sewer mains                   |   |           | Town of Penfield   |
| Dedicated water mains                                  |   |           | MCWA   |
| Electric Services                                      |   |           |  |
| Pad mounted transformer                                |   |           | RG&E   |
| Underground Service laterals from transformer to meter |   | All       |  |
| Meter Box  |   | All       | This is the metal unit that the electrical meter is mounted on - outside your unit |
| Electrical meter                                       |   |           | RG&E   |
| Gas Service:   |   |           |  |
| Underground lines, gas meter                           |   |           | RG&E   |
| Telephone lines  |   |           | Frontier   |
| Cable TV lines   |   |           | Cable company  |

**ARBOR RIDGE HOMEOWNERS ASSOCIATION, INC.  
C. RESPONSIBILITY FOR INSURANCE**

| ITEM/SERVICE   | ASSOCIATION | HOMEOWNER | OTHER |
|--|-------------|-----------|-------|
| Property and Casualty Insurance  | All         |           |       |
| Liability insurance for all common areas   | All         |           |       |
| Directors' and Officers' liability insurance   | All         |           |       |
| Insurance to cover full repair or reconstruction work on all townhomes from a covered loss | All         |           |       |
| Individual content / liability insurance   |             | All       |       |
| Value of any improvements made to a unit after closing                                     |             | All       |       |
|  |             |           |       |

Note: It shall be the responsibility of each homeowner at his / her own expense to provide as they see fit homeowner's liability insurance, theft and other insurance protection covering personal property damage or loss. Homeowners are reminded that the general HOA policy only covers their unit "as built", any additions, modifications, or improvements made after closing are the responsibility of the individual homeowners.