***Maintenance Responsibility Chart***

***Clarifications—7/21***

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| **Hidden Valley Homeowners Association** | **Homeowner****Anything on the outside of home needs variance approval** |
| Address numbers, generally, one set per unit | Chimney, interior |
| Chimney, exterior | Decks, lower, in patio |
| Common areas (areas subject to easements) | Doorbells |
| Decks, second floor, original home construction | Doors, front exterior and patio sliders |
| Door, garage “man door,” from garage to common area—at grade level | Doors, storm and screen and Paint door—variance and color swatch |
| Driveways | Foundations, exterior and interior, including basement egress windows/doors in foundation |
| Exterior of units, brickwork, walls, siding maintenance, painting, staining, etc. | Garage door openers, hardware, cables, rubber seal, maintenance |
| Garage door replacement, when deemed necessary by HVHOA | Heating/Air Conditioning |
| Gutters/downspouts | Hose bibs/outside faucets—not in common areas |
| Landscape maintenance as installed by HVHOA (bushes, flowers by front door) | Insurance (for interior HO6) |
| Landscape treatments, mowing, trimming | Lighting, interior and exterior |
| Post lighting, common areas | Paper boxes |
| Plumbing, common areas (if impacting more than one unit) | Patios |
| Retention Pond | Plumbing, interior |
| Roofs, roof members, material, vents—installed by HVHOA | Roofs, plumbing, dryer, furnace and other vents—installed by HO |
| Snow removal, private roads, walkways, porches | Skylights |
| Sidewalks, exterior front porches | Utility meters |
| Trash/recycle collection | Watering landscaping around unit only |
| Trim, fascia | Window casements, windows/glass replacement, screen replacement/ basement windows |
|  | Window cleaning |

**Additionally**

* Changes on the Exterior of Homes, HVHOA, Rules and Regulations Nov. 2017 (per Art. IV, Homeowners Responsibilities, B. Changes to Exterior of Homes, pg. 5 and Art. VII. Continuing Services, Exterior Maintenance, pg. 14.
* Conduits, Pipes, Wires—HVHOA, HO or Utility Company (per Art. VI, Sec. 6.01 Par. 3 of Covenants)
* Mailboxes—depending on unit, HO or USPS