	Lac De Ville Village Homeowner's Association Maintenance Responsibilities				
Item Number	I. Item/Service	II. Association	III. Homeowner	IV. Notes	V. Reference
BUILDING					
1	Doors, Door Jambs, Door Hardware, Garage Door, and Garage Door Hardware, Tracks, Openers		ALL	Style, Color etc. modifications subject to architectural/variance approval by HOA. HOA to paint wooden garage door and outer front door as appropriate.	
2	Original Patio, Original External Fences, Patio Steps, Decks, Pads under Air Conditioning Units	Original Patio, Original External Fences, Patio Steps	Decks, Pads under Air Conditioning Units, and any exterior modifications made by current or former Homeowner	Burden of proof for verification that items are from original build lies with each Homeowner.	
3	Foundation/Basement		ALL		
4	Exterior Building Surfaces, Glass Surfaces/ Window Panes/ Skylights, Window Frames, Screens	Exterior Building Surfaces	Glass Surfaces/ Window Panes/ Skylights, Window Frames, Screens	Style, Color etc. modifications subject to architectural/variance approval by HOA.	
5	Original Build Flower Boxes	ALL			
6	Gutters/Downspouts	ALL			
7	Heating/Cooling		ALL		
8	Exterior Paint and Caulking	All Exterior Wood Surfaces, Trim, Window Trim, Shutters, Original Wooden Basement Window	ALL, except what is in column II.		
9	Party Walls		ALL to be shared by Owners of said walls.	Consult Declaration for guidance on apportioning expenses.	
10	Building Interior, including Interior Plumbing, Electric, Water, Heating, Air-conditioning etc.		ALL		
11	Refuse: Rubbish and Recycling	All, except what is listed under Column III	Special Pick-ups (e.g. Refrigerators, Hot Water Tanks , large Appliances etc.)	Homeowner pays any additional expense for items not covered by HOA refuse pick-up contract.	
12	Roofs	Exterior only, roof vents, flashing.	Any maintenance/repair attributed to Homeowner initiated modifications or alterations.	All associated internal repairs are the responsibility of the individual Homeowners.	
13	Lighting-Exterior	Lamp post, including fixture and bulb, at the end of the driveways of each unit and near mail box areas.	All other exterior lighting fixtures and bulbs.	Style, Color etc. modifications subject to architectural/variance approval by HOA. Electrical repairs must be made by trained professionals.	

Item Number	I. Item/Service	II. Association	III. Homeowner	IV. Notes	V. Reference
14	Chimneys, chimney chases, fireplaces.	ALL external surfaces, and sections on the building exterior.	All sections internal to the building, flues, fireplaces.	Homeowners with active fireplaces are responsible for safety related maintenance.	
15	Dryer Vents, Duct Work.		ALL		
16	Vents (bathroom, kitchen, plumbing)		ALL		
17	Porches	Original slab and posts.	ALL except that listed in Column II.		
18	Garages	Roof, exterior brick surfaces, wooden trim, and vinyl siding.	Slab and ALL other aspects not covered in Column II.		
19	Pest Control	All External.	All Internal.		
20	Siding - Exterior	ALL			
21	Any Association repair necessitated by the willful or negligent acts of any owner or family, guest, worker, contractor, or invitee shall be come a part of the assessment to which said owner's lot is subject.				
GROUNDS					
22	Driveways	All repairs, resurfacing, and sealing.	Any repairs required due to Homeowner negligence or the presence of vehicles in a poor state of repair on the premises.		
23	Sidewalks and curbs	Any not covered in Column IV.		Town of Brighton Responsibility	
24	Fire Hydrants	Any not covered in Column IV.		Town of Brighton Responsibility	
25	Lawns, Landscaping, Retaining Walls, Drainage	ALL , except that in Column III.	ALL improvements and additions made by past and current Homeowners .	Burden of proof for verification that items are from original build lies with each Homeowner.	
26	Main Entrance Signs	ALL			
27	Walkways	ALL			
28	Snow Removal	All front walkways, driveways and service roads, parking areas, side walks.	ALL other areas not listed in Column II. Rear entrance snow removal. Discretionary salting of walkways.	Removal typically for individual amounts of >3 inches OR as otherwise stipulated by contractual obligation. HOA retains right to regulate salting materials.	
29	Sanitary Sewer Laterals and Water Service Laterals		ALL		

Item Number	I. Item/Service	II. Association	III. Homeowner	IV. Notes	V. Reference
30	Storm Water Sewer Systems, Drainage Facilities	ALL except that in Column III and for which a utility company, or other entity listed in the Declaration, is not responsible.	Storm sewer pipe section that runs through the interior basement of individual units.		
31	Trees/Shrubs/Plantings	HOA plantings, except those in Column III.	ALL those planted by current or former Homeowners.		
32	Dedicated Water Mains	Those used to supply water only for HOA maintenance purposes. All those that service more than one Home.	ALL except that listed in Column II.		
33	Electric	Only that servicing HOA signs and the maintenance of lines external to the units servicing end-of-driveway lamp posts.	ALL except that excluded in Column II.		
34	Water Lines, Pipes, Wires, Conduits, Public Utility Lines, Phone and Cable Connections	All those owned by the Association, and for which the utility company, or other entities listed in the Declaration, are not responsible.	All those internal to each individual home. All those servicing a single home, regardless of location.		
35	Any Association repair necessitated by the willful or negligent acts of any owner or family, guest, worker, contractor, or invitee shall be come a part of the assessment to which said owner's lot is subject.				
UTILITIES					
36	Electricity	Only that used solely for fulfillment of HOA maintenance responsibilities.	All Serving Demised Premises (Homeowner's Expense)		
37	Gas	Only that used solely for fulfillment of HOA maintenance responsibilities.	All Serving Demised Premises (Homeowner's Expense)		
38	Water	Only that used solely for fulfillment of HOA maintenance responsibilities.	All Serving Demised Premises (Homeowner's Expense)		