

Villas at Fieldstone Responsibilities List

<i>Updated: 4/25/2020</i>	HOA	Homeowner
Address Numbers	All	
Air Conditioning, including pad.		All
Brickwork, Exterior	All	
Chimney, Interior		All
Conduits, Pipes, Wires	Common Area Only	Inside Unit
Heat Tape Maintenance		All
Doorbells		All
Doors, Exterior including trim molding	Paint	Repair/Replace
Doors, Storm & Screen		All
Doors, Sliding and Glass		All
Driveways	All	
Electric Meter	RG&E	RG&E
Exterminator (Animal/Insect), house interior or exterior	Common Area Only	All
Fireplace		All
Foundation walls		All
Furnace		All
Garage Door - Including hinges, springs, cables, etc.	Paint	Repair/Replace
Garage Door Opener		All
Garbage Collection	All	
Gutters and Downspouts, including cleaning	All	
Hose Bibs		All
Landscape Maintenance	All	
Landscape Chemical Treatments	All	
Lighting, Exterior Fixture - Common Area Only	All	Bulb Replacement at Front Door Only
Lighting , Interior		All
Mailbox	All	
Paint or stain, Exterior	All	
Parking Lots, Private Drives	All	
Plumbing, Interior		All
Roofs: Shingles	All	
Roofs: Plumbing, Other unit vents	All	
Roofs: Skylights		All
Water and Sewer (Storm and Sanitary) including laterals	Utility Company or HOA	
Cleaning or unclogging sewer lateral lines servicing a single unit		All
Sidewalks	All	
Siding, Soffits, Drip edge, etc.	All	
Snow Plowing	All	
Trim, Fascia	All	

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Dryer vent and ductwork, includes cleaning		All
Water Mains (Dedicated)	All	
Window casements	Paint	Repair/Replace
Window cleaning		All
Window Glass Replacements/Breakage		All
Window Screens		All
Exterior Caulking	All	
Interior Caulking		All
Garage door to living space		All
Garage Concrete Floor		All
Damage due to ice damming, rain, snow melt.	All Repairs. Board may take preventative actions with special assessment if necessary (ie. roof raking, ice melt socks).	
Chimney Interior Components		All
Chimney Cap, Spark Arrester, Structural Framing	All	
Roadway Sealcoating	All	
Driveway Sealcoating	All	
Insurance - Structures and Common Areas Master Fire and Liability	All, unless caused by Negligence or Wanton Malicious act of owner. Owner will be assessed any applicable deductibles.	
Personal Contents, liability and Umbrella (HO-6)		All
Exterior electric outlets and door bell button		All
Patio fences-Paint, Repair, Replace	All	
Patio Concrete Slab	Repair/Replace	
Snow Removal	Roads, driveways and sidewalk	
Underground wires, conduits and public utility lines	Utility Company or HOA	
Vents, bathroom, kitchen, plumbing		All
Any Association repair necessitated by the willful or negligent acts of any owner or family, guest, worker, contractor or invitee shall become a part of the assessment to which said owner's lot is subject.		All