

Sunridge Homeowners Association Maintenance Chart

This chart shows whether Owners or the Association is responsible for the maintenance, repair, and/or replacement of various components.

A=Association; O=Owner;

BUILDING/RESIDENCE EXTERIORS	HOA	Owner
Address numbers on Buildings		O
Antennas/satellite dishes		O
Chimneys and chimney caps		O
Crawl spaces, including all fixtures, installations, or additions within the unfinished interior surfaces of the same		O
Door frames		O
Door hardware, including but not limited to peep holes, door knobs, and locks		O
Entry door columns		O
Entry doors – except for painting		O
Entry doors – painting only	A	
Exterior façade surface- painting only	A	
Exterior light fixtures on Common Areas	A	
Exterior light fixtures on Lot		O
Glass in windows and doors, window panes		O
Gutters and downspouts		O
Porches, patios, decks, and balconies- except painting		O
Porches, patios, decks, and balconies- painting only	A	
Patio- Interior including landscaping and decking		O
Patio -covers and roofs		O
Party walls including patio walls (walls dividing residences shared by owners/residents on each side)		O
Roof including shingles and roof underlay		O
Sliding glass doors		O
Solar panels		O
Stoops, doorsteps, and other concrete surfaces within the enclosed patio		O
Storm doors		O
Window Glass		O
Window and door screens		O
Window frames		O
Yard Fences- except painting		O
Yard Fences- painting only	A	
Other original exterior portions of the dwelling not otherwise stated above		O
RESIDENCE INTERIORS	HOA	Owner
Appliances including but not limited to: oven, range, refrigerator, dishwasher, clothes washer/dryer, countertops, microwave, etc		O
Fixtures including but not limited to: ceiling fans, hand rails, cabinets, countertops, bathtubs and showers, sinks, toilets, etc.		O
Furnishings, including all personal property such as furniture, electronics, jewelry, and clothing		O
Household goods of Owner		O
Interior surfaces of walls and ceilings, including but not limited to: drywalls, paint, wallpaper, paneling, texture		O
All other installations or additions comprising part of the individual Dwelling Unit		O

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within the unfinished interior surfaces of the perimeter walls, floors, and ceilings, of the Dwelling Unit		
Surfaces of floors, including but not limited to: tile, vinyl, hardwood, carpeting		O
Any components lying between the perimeter drywalls and residence exterior, including but not limited to: girders, beams, pipes, wiring, plumbing		O
UTILITIES	HOA	Owner
Air Conditioning Unit		O
Cable wiring		O
Circuit breakers		O
Compressors		O
Conduits- installed within the patio home		O
Ducts		O
Electrical wiring - installed within the patio home		O
Furnaces and heating equipment		O
Light switches		O
Hot water heater		O
Sewer Pipes- starting at the point where the pipe serves only 1 patio home		O
Sewer Pipes- that serves more than 1 patio home; on Common Area	A	
Sump pumps		O
Telephone outlets		O
Telephone wiring		O
Thermostats		O
Utility Lines- starting at the point where the pipe serves only 1 patio home		O
Utility Lines- that serves more than 1 patio home; on Common Area	A	
Water equipment- within the patio home		O
Water Pipes- starting at the point where the pipe serves only 1 patio home		O
Water Pipes- that serves more than 1 patio home; on Common Area	A	
Wires- installed within the patio home		O
GROUND	HOA	Owner
Common Area landscaping	A	
Common Area Signs	A	
Entrance Gate	A	
Street, Road and Parking Area Asphalt	A	
Landscaping located on Lots- Not within the Patio or enclosed Area	A	
Landscaping located on Lots- Located within the Patio or enclosed Area		O
Retaining walls and fences located on Common Area including all perimeter fences	A	
Retaining walls and fences located on Lots, as originally installed	A	
Retaining walls and fences located on Lots, added by Owners and approved by Design Review Committee		O
Sidewalks	A	
Lot improvements thereon lying outside the foundations of the Dwelling Unit, as originally installed	A	
Lot improvements thereon lying outside the foundations of the Dwelling unit, as added by the Owner		O
OPTIONAL SERVICES	HOA	Owner
Pest Control		O
Refuse Collection	A	