

Tuscan Ridge Maintenance Chart

The following chart shows the division of responsibility for maintenance and repair of property between the Tuscan Ridge Home Owners' Association and the Owners.

	EXTERIOR	HOA	OWNER
1	Maintenance of, repair, paint and replace roof and stucco	X	
2	Maintenance of, replace and repair of exterior brickwork and chimneys	X	
3	Maintenance of, replace and repair driveway, front steps and sidewalk leading to the front steps		X
4	Maintenance of, replace and repair of concrete foundations and entrees		X
5	Maintenance of, replace and repair of patio concrete		X
6	Maintenance of, replace and repair of patio roof	X	
7	Maintenance of and repair original fences	X	
8	Replacement of original fences	X	
9	Maintenance of, replace and repair of rain gutters and down spouts	X	
10	Replacement of, maintenance of, and repair of window wells and window well covers		X
11	Replacement, maintenance and repair of doors, hinges, frames, thresholds, locks, doorbells and chimes		X
12	Replacement, maintenance and repair of garage floors and doors		X
13	Replacement, maintenance and repair of windows, sliding glass doors, screens and frames		X
14	Replacement, maintenance and repair of all yard lights and electrical devices that use electricity from the unit		X
15	Replacement, maintenance and repair of all lights attached to the exterior walls		X
16	Maintenance of gas lines and electric wiring connections from the meters to the unit		X
17	Maintenance of water system from the outside entry through the foundation throughout the unit. This includes the outside faucets and hose bibs. Any damage caused by this portion of the water system is the liability of unit owner		X
18	Replacement and repairs to outside water spigots and bibs		X
19	Replacement, repair and maintenance of phone lines, TV cables, air conditioning, satellite dishes antennas, exterior bathroom and attic vents, and heat tape.		X
20	Unit owner improvements windows, attic vents and similar items		X
21	Replacement, maintenance and repair of the vinyl dividers that separate shared patios	X	

INTERIOR		HOA	OWNER
22	All interior painting, decorations and furnishings from the inside of the unfinished walls and ceilings. This includes all appliances such as dishwashers, garbage disposals, ranges, refrigerators, furnaces, exhaust fans, attic vents, air conditioners, water heaters, and intercom, telephone, and computer wiring and networks		X
23	Maintenance, cleaning and repair of venting, chimneys and fireplaces		X
24	Maintenance, repair and replacement of the electrical system from the city electric meter to the breaker panel and to all outlets including switches and light fixtures		X
25	Maintenance, repair and replacement of plumbing fixtures such as sinks, basins, toilets and all interior pipes and valves		X
26	Repair of cracks or other damage to interior walls, floors or ceilings caused by normal unit settling		X
27	Repairs of damage resulting from static water or seepage of water from any underground source except water and sprinkler system failures.		X
28	Repairs of damage resulting from surface water		X
29	Repairs of damage to interior of a unit resulting from static water, rain, or seepage of ground water		X
30	Repairs of damage to interior of a unit resulting from sprinkler system failures	X	
GROUND		HOA	OWNER
31	Lawn, flowers, trees and shrubs in the common areas	X	
32	Lawn watering system	X	
33	Snow removal: front porch, steps, driveways sidewalks to front door	X	
34	Snow removal: Roadways, parking areas, sidewalks	X	
35	Roadways, parking lots, curbs and gutters	X	
36	Maintenance, repair and replace driveways, front porch, patio and sidewalk on a Lot		X
37	[For future use]		
OTHER		HOA	OWNER
38	Garbage collection		X
39	Maintenance and repair of water system from the city water meter to the entrance to the exterior wall of each unit		X