

Sherwood Park PUD Maintenance Division of Responsibilities

The breakdown below summarizes the responsibilities outlined in the covenants as to general and common items. This document is not inclusive of all areas. Owners should refer to the CC&Rs and Bylaws for specific details and legal definitions. This document is to be used as reference only and is not intended to replace or define the CC&Rs or Bylaws.

	EXTERIOR	HOA	OWNER
1	Maintenance, repair & paint of roof & siding	X	
2	Maintenance & repair of exterior brickwork & chimneys	X	
3	Maintenance & repair of sidewalks in Common Areas	X	
4	Maintenance & repair of unit steps		X
5	Maintenance & repair of concrete foundations & basements		X
6	Maintenance & repair of patio & deck floor support structures		X
7	Maintenance & repair of fences surrounding unit		X
8	Maintenance & repair of gate handles & hinges		X
9	Maintenance & repair of carport & garage floors		X
10	Carport supports & roofs	X	
11	Replacement, maintenance & repair of window wells	X	
12	Maintenance & repair of window well covers		X
13	Maintenance & repair of rain gutters & downspouts	X	
14	Maintenance & repair of patios, decks, awnings or other authorized modifications		X
15	Replacement, maintenance & repair of doors, hinges, frames, thresholds, locks, doorbells & chimes		X
16	Replacement, maintenance & repair of garage doors		X
17	Replacement, maintenance & repair of doors, windows, sliding glass doors, screens & frames		X
18	Replacement, maintenance & repair of all Common Area yard lights	X	
19	Replacement, maintenance & repair of all lights within patios or porches		X
20	Maintenance & repair of gas & electricity connections to the outside meters of each unit.	X	
21	Maintenance, repair & replacement of water & sewer systems from the road to the main exterior connections to each buildings.	X	
22	Owner is responsible for all modifications & improvements (skylights, awnings, windows, etc) to original structure added by owner or previous owner.		X
23	Deductible for Association insurance policy when used for repairs by the Association.		X
	INTERIOR		
24	Maintenance, repair & replacement of city water & sewer systems to unit		X

25	Maintenance, replacement & repair of phone & TV lines		X
26	Maintenance & repair of electric & gas systems from outside meters in to the individual units		X
27	All interior painting, decorations & furnishings from the inside of the unfinished walls & ceilings. This includes all appliances, such dishwashers, garbage disposals, ranges, refrigerators, heating & cooling systems, exhaust fans, attic vents, water heaters, telephone, intercoms & computer networks.		X
28	Maintenance, cleaning & repair of venting, chimneys & fireplaces		X
29	Maintenance, repair & replacement of plumbing fixtures such as sinks, basins, toilets, etc and all interior pipes & valves		X
30	Repair of cracks or other damage to interior walls, floors, or ceilings caused by normal settling.		X
31	Repair of damage resulting from slatic water or seepage of water from any underground source except water & sprinkler systems.		X
32	Repair of damage from surface water or floods		X
	GROUNDS		
33	Lawn, trees & shrubs in the common area	X	
34	Flowers, shrubs or trees planted in limited common areas by homeowners must be maintained by the homeowner, but may be removed by the Association at anytime.		X
35	Common area lawn watering system	X	
36	Watering system for limited common areas (with written approval of the Board)		X
37	Maintenance to Roadways, parking lots curbs & gutters & common area sidewalks	X	
38	Common area snow removal (roads & sidewalks not in enclosed areas)	X	
39	Snow removal from porches, steps, patios & 2ft behind unit's parking garage or carport		X
	OTHER		
40	Maintenance & repair of swimming pool	X	