

HOPE RIDGE HOMEOWNERS' ASSOCIATION RESPONSIBILITY LIST

Responsibility List	HOA Fees Included & Responsibility	Unit Owner Expense & Responsibility
AMENITIES		
Basic Cable (based on a community contract for 87 units)	X	
Trash/Garbage/Recycling (based on a community contract for 87 units)	X	
Common Area Liability Insurance	X	
Directors & Officers Liability Insurance	X	
Property Management	X	
Lawn Care	X	
Snow Removal	X	
AIR CONDITIONER/HEATING SYSTEM		
Replacement/Repair		X
DECKS		
Staining/Painting (Requires MR)		X
Repairs (Requires Modification Form)		X
Replacement (Requires Modification Form)		X
DOORS		
Front Door Painting	X	
Garage Door Painting	X	
Garage Door Trim Painting	X	
Front Door Replacement (Requires Modification Form)		X
Storm Door Installation (Requires Modification Form)		X
Rear Door Repair, Maintenance or Replacement (Requires Modification Form)		X
Garage Door Replacement – Outside (Requires Modification Form)		X
Garage Door Maintenance/Repairs – Inside		X
DRIVEWAYS		
Street Curbs Repair/Replacement	X	
Sealcoating (Requires MR)		X
Replacement (Requires Modification Form)		X
Repairs (Requires Modification Form)		X
FAUCETS, FRONT & REAR		
Replacement (Requires Modification Form)		X

Responsibility List	HOA Fees Included & Responsibility	Unit Owner Expense & Responsibility
Repairs/Adjustments (Requires Modification Form)		X
FENCES – COMMON AREA		
Rail & Post	X	
Vinyl Fence	X	
GUTTERS & SPOUTING		
Gutters Maintenance & Replacement	X	
Gutter Guards		X
Gutter Diverters	X	
Spouting Maintenance & Replacement	X	
Splash Blocks/Run Offs Maintenance & Replacement		X
INSURANCE		
Homeowners Insurance – Recommend HO3 Policy		X
Sinkhole Insurance – Recommended		X
LANDSCAPING/HARDSCAPING		
Beds Behind Decks (Requires Modification Form)		X
Lawn Mowing/Fertilizing/Weed & Feed	X	
Mulching – Common Areas & Front Beds	X	
Mulching – Rear of Units		X
Pruning Shrubs – Common Areas & Front Beds	X	
Pruning Shrubs – Rear of Units		X
Pruning Trees - Planted by Builder in Common Areas		X
Pruning Trees - Planted by Unit Owner (Requires Modification Form)		X
Tree Replacement – Planted in Common Areas	X	
Weeding Front & Rear Beds, & Underneath Decks		X
Weeding Common Areas	X	
MAILBOXES & POSTS		
Replacement/Repair	X	
PAINTING		
Front Door	X	
Front Porch	X	
Mailbox Posts	X	

Responsibility List	HOA Fees Included & Responsibility	Unit Owner Expense & Responsibility
Shutters	X	
Exterior Trim-Around Windows, Window Eye Brows, Vents, Garage, Doors	X	
<i>RADON PIPES</i>		
Install through Garage or Rear of Unit (Requires Modification Form)		X
<i>ROOFS</i>		
Interior Repairs		X
Flashing	X	
Maintenance	X	
Rafters		X
Repairs – Due to Wind, Ice, or Snow (Unit Owners Insurance & HOA)	X	
Replacement Due to Wear & Tear	X	
Sheathing	X	
<i>SATELLITE DISHES</i>		
Allowed on the Rear of Unit Owners’ Roof (Requires Modification Form)		X See Footnote 1
<i>SEWER/WATER LINES</i>		
Repair/Replacement Inside Property Boundaries		X
<i>SHUTTERS</i>		
Replacement, Repair, & Maintenance (Requires Modification Form)		X
Painting	X	
<i>SIDEWALKS</i>		
Common Sidewalks on Larkspur & Hope Ridge - Repair & Replace	X	
Leading to Unit Owner’s Front Door – Repair & Replace		X
Driveway Apron – Repair & Replace (Requires Modification Form)		X
Walking Path – Common Area Perimeter & Interior – Repair & Replace	X	
<i>SIDING / STONEMWORK</i>		
Exterior of Unit – Repair & Replace (Requires Modification Form)		X
Unit Owners Retaining Walls – Repair & Replace (Requires Modification Form)		X
Rock Walls		x
<i>STEPS & STOOP (FRONT DOOR)</i>		

Responsibility List	HOA Fees Included & Responsibility	Unit Owner Expense & Responsibility
Repair & Replace (Requires Modification Form)		X
Caulking Gaps		X
Railings – New, Repair & Replace (Requires Modification Form)		X
WALLS/FOUNDATIONS		
Exterior of Unit (Requires Modification Form)		X
Interior of Unit		X
Cracks in Foundation/Walls		X
WINDOWS		
Exterior Painting – Includes Trim & Eye Brows	X	
Replacement (Requires Modification Form)		X
Interior Grids (this is an optional item for windows)		X

FOOTNOTE 1: Satellite Dishes and wiring shall be removed prior to **conveying the title to the new owner.** Refer to the “Satellite” section in the Handbook for Unit Owner/Tenant responsibility. **See Article III Section 2, of the Declaration.**