

MAPLE RIDGE CREEK VILLAGE RESPONSIBILITIES CHART

A=ASSOCIATION	C=CO-OWNER			NA=NOT APPLICABLE	
ITEM	DECORATE	MAINTAIN	REPAIR	REPLACE	COMMENTS
GENERAL					
ALL UPGRADES FROM BASIC STANDARD	C	C	C	C	
DAMAGES COVERED BY ASSOC. INSUR.	NA	NA	A	A	
GROUNDS					
DRIVEWAYS	NA	A	A	A	MINOR CRACKS NOT INCLUDED
EDGING AROUND BEDS & DECKS	C	C	C	C	ONLY PRESENT IF CO-OWNER INSTALLED WITH WRITTEN BOARD APPROVAL
EXTERMINATION - EXTERNAL	NA	A	A	A	INSECTS ONLY
FLAGPOLE	A	A	A	A	
LAWNS	NA	A	A	A	
LAWN SPRINKLER SYSTEM	NA	A	A	A	ASSOCIATION PAYS FOR WATER
MAILBOXES	NA	A	A	A	
ROADS	NA	NA	NA	NA	CITY OF ROCHESTER MAINTAINED
RUBBISH REMOVAL	NA	NA	NA	NA	CITY OF ROCHESTER EXCEPT FOR BUILDING MATERIALS & SPECIAL PICK-UPS
SHRUBS/PERENNIALS in DEV EST BEDS	N/A	A	A	A	
SIDEWALKS	NA	A	A	A	
SNOW REMOVAL - DRIVEWAYS & WALKS	NA	A	A	A	1.5 INCHES OR MORE & DE-ICING. CITY RESPONSIBLE FOR ROADS
STORM SEWER SYSTEM	NA	A	A	A	NOTIFY CITY OF ROCHESTER OF BACKUPS FIRST
STREET LIGHTING	A	A	A	A	
TREES ON COMMON GROUNDS	NA	A	A	A	
WALKWAYS	NA	A	A	A	
WILD ANIMAL REMOVAL	NA	A	A	A	IF NEGATIVE IMPACT ON STRUCTURE OR COMMON AREAS
BUILDINGS - EXTERIOR					
AIR CONDITIONER, INCLUDING PAD	NA	C	C	C	
CABLEVISION CABLE	NA	C	C	C	
CAULKING - EXTERIOR	NA	A	A	A	
CHIMNEY - EXTERIOR	NA	A	A	A	
DECKS & REAR ENCLOSED PORCHES	C	C	C	C	REPLACE WITH IDENTICAL DESIGN
DECKS - AREAS UNDER DECKS	NA	A	A	A	NOTHING SHOULD BE STORED UNDER DECKS
DOORBELLS/DOORKNOBS/LOCKS	C	C	C	C	
GUTTERS & DOWNSPOUTS	NA	A	A	A	CLEANING & REPAIR, EXCEPT FOR CO-OWNER ADDED
ELECTRICAL LINES UP TO UNIT METER	NA	A	A	A	
ENTRY DOOR EXTERIOR PAINTING	NA	A	A	A	
ENTRY DOOR REPAIR & REPLACEMENT	C	C	C	C	MAINTAIN ORIGINAL STYLE & EXTERIOR COLOR
EXTERIOR VENT OUTLETS	NA	C	C	C	
FRONT PORCHES	NA	A	A	A	
GARAGE CONCRETE FLOORS	NA	C	A	A	
GARAGE DOORS/CABLES/SPRINGS	NA	C	C	C	DOORS MUST BE REPLACED WITH ASSOCIATION APPROVED MODEL
GARAGE DOOR EXTERIOR PAINTING	NA	A	A	A	
GAS LINE UP TO UNIT METER	NA	A	A	A	
HOUSE NUMBERS	NA	A	A	A	PERMANENTLY SET IN BRICK
LIGHT BULBS - EXTERNAL	NA	C	C	C	
LIGHT FIXTURES - EXTERNAL	NA	C	C	C	MUST BE ASSOCIATION APPROVED TYPE
OUTSIDE TRIM BOARDS	NA	A	A	A	
OUTSIDE WATER SPIGOTS	NA	C	C	C	
PAINT - EXTERIOR	NA	A	A	A	
ROOFS	NA	A	A	A	
SEWER LINES UP TO ENTRY INTO UNIT	NA	A	A	A	
SIDING - BRICK, VINYL & WOOD	NA	A	A	A	
SPLASH BLOCKS	NA	C	C	C	
STEPS	NA	A	A	A	
STORM DOORS	C	C	C	C	MUST BE ASSOCIATION APPROVED TYPE
TELEPHONE LINES UP TO UNIT	NA	C	C	C	
WALLS - PERIMETER BEARING	C	A	A	A	EXCEPT DRYWALL

**Note: This CHART is a GUIDE ONLY to RESPECTIVE RESPONSIBILITIES
REVISED by the MRC Board of Directors and AMI on OCT 21,2013**

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ITEM	C=CO-OWNER				COMMENTS
	DECORATE	MAINTAIN	REPAIR	REPLACE	
WATER LINES TO ENTRY INTO UNIT	NA	A	A	A	
WINDOW FRAMES & MECHANISMS	NA	C	C	C	
WINDOW GLASS & SCREENS	C	C	C	C	SUN PROTECTIVE COATING MUST COMPLY WITH ASSOCIATION POLICY
WINDOW - EGRESS	C	C	C	C	MUST COMPLY WITH ALL CURRENT BUILDING CODES
BUILDINGS - INTERIOR					
APPLIANCES	NA	C	C	C	
BASEMENT WALLS & FLOORS/CRACKS & ROD HOLES	NA	NA	A	A	AFTER PULTE 5 YR. WARRANTY EXPIRATION. CO-OWNERS MUST EXPOSE WALL AT OWN EXPENSE IF FINISHED BASEMENT
CARPETS	C	C	C	C	
CEILINGS	C	C	C	C	
CHIMNEY - INTERIOR	C	C	C	C	FIREPLACE, FLUE, AND DAMPER
DOORS/SWEEPS/SEALS	NA	C	C	C	
DOOR BELLS & BUTTONS	NA	C	C	C	
DRYWALL	C	C	C	C	
ELECTRICAL LINES AT & AFTER METER	NA	C	C	C	
EXTERMINATION - INTERNAL	NA	A	A	A	
FLOORS	C	C	C	C	
FURNACE	NA	C	C	C	
FURNITURE	C	C	C	C	
GARAGE DOOR TRANSMITTERS & RECEIVERS	NA	C	C	C	
GAS LINE AT & AFTER METER	NA	C	C	C	
INSIDE STRUCTURAL ELEMENTS	NA	A	A	A	
INSULATION	N/A	N/A	C	C	
INTERIOR VENT PIPES - DRYER, BATH	NA	C	C	C	
LIGHT BULBS - INTERNAL	NA	C	C	C	
LIGHT FIXTURES - INTERNAL	C	C	C	C	
PAINT - INTERIOR	C	C	C	C	
PLUMBING FIXTURES	NA	C	C	C	INCLUDING OUTSIDE SPIGOTS
SECURITY SYSTEM	NA	C	C	C	ONLY PRESENT IF CO-OWNER INSTALLED
SEWER BACKUPS	NA	A	A	A	CITY RESPONSIBILITY IF OUTSIDE OF UNIT
SEWER LINES AFTER ENTRY INTO UNIT	NA	C	C	C	
SMOKE DETECTORS	NA	C	C	C	
SUMP PUMP & ALL LINES	NA	A	A	A	ON APPROVED INSTALLATION ONLY
TELEPHONE LINES AFTER CONNECTION	NA	C	C	C	
WALLPAPER	C	C	C	C	
WALLS - INTERIOR BEARING	C	A	A	A	EXCEPT DRYWALL
WALLS - INTERIOR NON BEARING	C	C	C	C	
WATER HEATER	NA	C	C	C	
WATER LINES AFTER ENTRY INTO UNIT	NA	C	C	C	CO-OWNER PAYS FOR UNIT WATER

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