

MRCV RESPONSIBILITY CHART

**NOTE: THIS CHART IS ONLY A GUIDE TO RESPECTIVE RESPONSIBILITIES - REVISED MRCV BOARD 11/1/24
THE CONDOMINIUM DOCUMENTS (MASTER DEED, BYLAWS & POLICIES) ARE THE OFFICIAL RULES OF THE ASSOCIATION.**

A=ASSOCIATION		C=CO-OWNER		NA=NOT APPLICABLE		
ITEM	POLICY	MAINTAIN	REPAIR	REPLACE	COMMENTS	MOD REQ REQUIRED
DRIVEWAYS		A	A	A	MINOR CRACKS NOT INCLUDED	
LAWNS		A	A	A		
LAWN SPRINKLER SYSTEM		A	A	A	ASSOCIATION PAYS WATER FOR IRRIGATION	
MAILBOXES		A	A	A		
PAVER EDGING AROUND DEB'S	18B/C	C	C	C		X
RUBBISH REMOVAL		CITY	CITY	CITY	CITY OF ROCHESTER MAINTAINED	
SHRUBS/PERENNIALS IN DEV EST BEDS (DEB)		A	A	A		
SIDEWALKS		A	A	A	SPLIT WITH CITY OF ROCHESTER	
SNOW REMOVAL-DRIVEWAYS & WALKWAYS		A	A	A	2 INCHES OR MORE & DE-ICING. WALKS NOT SALTED	
STORM SEWER		CITY/A	CITY/A	CITY/A	NOTIFY CITY OF BACK UPS FIRST	
STREETS		CITY	CITY	CITY	CITY OF ROCHESTER	
STREET LIGHTING		A	A	A		
WALKWAYS FOR RANCHES		A	A	A		
WILD ANIMAL REMOVAL		A	A	A	IF NEGATIVE IMPACT ON STRUCTURE OR COMMONS AREA	
BUILDINGS - EXTERIOR						
ITEM	POLICY	MAINTAIN	REPAIR	REPLACE	COMMENTS	MOD REQ REQUIRED
AIR CONDITIONER INCLUDING PAD	22	C	C	C		X
AWNINGS (DECK)	9	C	C	C		X
CABLEVISION/CABLE		C	C	C		
CAULKING EXTERIOR		A	A	A	PERIODIC CAULKING OF DOORS, WINDOWS & DRIVEWAYS	
CHIMNEY EXTERIOR		A	A	A	TUCK POINTING & REPAIRS AS NEEDED	
DECKS & REAR ENCLOSED PORCHES		C	C	C	REPLACEMENTS MUST FOLLOW ORIGINAL FOOTPRINT	X
DECKS - UNDERNEATH DECKS (GRAVEL & WEEDS)		A	A	A	NOTHING MAY BE STORED UNDER DECKS	
DOOR HARDWARE	25	C	C	C		X
FRONT DOOR EXTERIOR PAINTING		A	A	A	PERIODIC SCHEDULED PAINTING	
FRONT DOOR REPAIR & REPLACEMENT		C	C	C	MUST MAINTAIN ORIGINAL STYLE & EXTERIOR COLOR	X
FRONT PORCHES		A	A	A		
GARAGE FLOORS		C	C	A	REPLACEMENT OF CONCRETE ONLY	
GARAGE DOORS / CABLES / SPRINGS / SEALS	30	C	C	C	MUST BE REPLACED WITH ASSOCIATION APPROVED MODEL	X
GARAGE DOOR EXTERIOR PAINTING		A	A	A	PERIODIC PAINTING...NOT FOR REASONS OF RUST	
GASLINE UP TO UNIT METER		CE/CITY	CE/CITY	CE/CITY	CONSUMERS' ENERGY & CITY OF ROCHESTER	
GENERATORS , INCLUDING PAD	36	C	C	C		X
GUTTERS & DOWNSPOUTS		A	A	A	CLEANING & REPAIR	
HOUSE NUMBERS ON LAWN	6	C	C	C	LOW PROFILE, MAY BE SOLAR, BATTERY, OR HARDWIRED LIT	X
LIGHT FIXTURES, BULBS, ANY EXTERIOR LIGHTING	6	C	C	C	MUST BE ASSOCIATION APPROVED TYPE	X
PAINT - EXTERIOR		A	A	A	PERIODIC PAINTING OF WINDOWS & DOORWALLS	
RAILINGS	31	C	C	C	MUST BE ASSOCIATION APPROVED TYPE	X
ROOFS		A	A	A	EXCEPT FOR ENCLOSED PORCHES (CO-OWNER)	
SIDING - BRICK, VINYL, WOOD		A	A	A	EXCEPT FOR ENCLOSED PORCHES (CO-OWNER)	
SPLASH BLOCKS		C	C	C		
STEPS (FRONT PORCH ONLY)		A	A	A		
STORM DOORS	1	C	C	C	MUST BE ASSOCIATION APPROVED STYLE	X
TELEPHONE LINES UP TO UNIT	21B	C	C	C	UTILITY / CABLE CO	
VENTS & OUTLETS		C	C	C	CHIMNEY, DRYER & ELECTRICAL OUTLETS	
WALLS - PERIMETER		A	A	A	EXCEPT DRYWALL	
WATER SPIGOTS, OUTSIDE & GARAGE		C	C	C		
WATER LINES UP TO INTERIOR METER		CITY	CITY	CITY	CITY OF ROCHESTER- UP TO METER	
WINDOWS & DOORWALLS	25	C	C	C	EXCEPT FOR PAINTING & CAULKING/ NOT ENCLOSED PORCHES	X
WINDOW GLASS & SCREENS	16	C	C	C	SUN PROTECTIVE COATING MUST COMPLY WITH ASSOC POLICY	X
WINDOWS - BASEMENT	2	C	C	C		X
WINDOWS - EGRESS	34	C	C	C	MUST COMPLY WITH ALL CURRENT CITY CODES	X
WINDOWS - ENCLOSED PORCHES	7	C	C	C		X
VIDEO DEVICES, CAMERA DOORBELLS	38	C	C	C		X

BUILDINGS - INTERIOR	POLICY	MAINTAIN	REPAIR	REPLACE	COMMENTS	MOD REQ REQUIRED
ALARM SYSTEMS		C	C	C		
ATTIC FANS	19	C	C	C		X
BASEMENT WALLS, CRACKS & ROD HOLES		NA	A	A	FINISHED WALL MUST BE EXPOSED & FINISHED BY CO-OWNER	
BASEMENT FLOORS		C	C	A		
CEILINGS		C	C	C		
CHIMNEY - INTERIOR		C	C	C	FLUE & DAMPER; NO WOOD BURNING ALLOWED	
DOORS / SWEEPS / SEALS		C	C	C		
DRYWALL		C	C	C		
ELECTRICAL LINES AFTER METER		C	C	C		
EXTERMINATION - INTERNAL		C	C	C		
FLOORS		C	C	C		
FURNACE	32	C	C	C	HIGH EFFICIENCY FURNACE MUST MEET CITY CODE AND POLICY	X
GARAGE DOOR OPENERS		C	C	C		
GAS LINE AFTER METER		C	C	C		
INSULATION		C	C	C		
INTERIOR VENT PIPES - DRYER, BATHROOMS		C	C	C		
LIGHT FIXTURES & BULBS		C	C	C		
PAINT & WALLPAPER		C	C	C		
PLUMBING FIXTURES		C	C	C	INCLUDING SPIGOTS	
SEWER BACK UPS - FROM INSIDE THE UNIT		C	C	C		
SEWER BACK UPS - FROM OUTSIDE THE UNIT		CITY	CITY	CITY	CITY RESPONSIBLE IF OUTSIDE THE UNIT	
SEWER LINES AFTER ENTRY INTO UNIT		C	C	C		
SMOKE & CARBON MONOXIDE DETECTECTORS		C	C	C		
SUMP PUMP & ALL LINES		C	C	C		X
TELEPHONE / CABLE LINES		C	C	C		
WATER HEATER	32	C	C	C	HIGH ENERGY /TANKLESS MUST MEET CITY CODE	X
WATER LINES AFTER ENTRY INTO UNIT		C	C	C	METER & LINES, CO-OWNER PAYS FOR UNIT WATER	

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