

FARMVIEW COMMUNITY HOMEOWNERS ASSOCIATION

RESPONSIBLE PARTIES

ITEM DESCRIPTION

ASSOCIATION

UNIT OWNER

Decks and Porches, Front Stoops and Steps, and Service walks (Limited Common Facilities)

Cleaning/Sweeping		X
-------------------	--	---

Maintenance and Repair (subject to any requirements imposed by the Association)	X	
---	---	--

Replacement (subject to any requirements imposed by the Association)	X	
--	---	--

Common Sidewalks (Common Facilities)

Cleaning/Sweeping		X
-------------------	--	---

Maintenance, Repair and Replacement	X	
-------------------------------------	---	--

Street and Parking Areas

Cleaning/Sweeping	X	
-------------------	---	--

Resealing/Resurfacing	X	
-----------------------	---	--

Repair (subject to any requirements imposed by the Association)	X	
---	---	--

Replacement (subject to any requirements imposed by the Association)	X	
--	---	--

Landscaping (Common Facilities)

Mowing	X	
--------	---	--

Shrub & Tree Pruning (annual)	X	
-------------------------------	---	--

Bed Cleaning & Weeding (frequency as determined by the Executive Board)	X	
---	---	--

Fertilizing, Weed Control & Wood-boring/Stinging Insect Control (frequency as determined by the Executive Board)	X	
--	---	--

Mulching (annual)	X	
-------------------	---	--

Leaf Removal (by schedule determined by the Executive Board)	X	
--	---	--

Replacement of Grass, Shrubs & Trees damaged as a result of the (in)action of Unit Owner or his/her/their/its tenants, employees, agents, visitors, guests, or pets (subject to any requirements imposed by the Association)		X
--	--	---

Landscaping, Improvements, Alterations, Additions made by Unit Owner to Limited Common Facilities Lawn Areas, if any (subject to any requirements imposed by the Association)		X
---	--	---

Snow and Ice Removal - See Rules & Regulations for additional guidelines.

Decks		X
-------	--	---

Common Sidewalks	X	
------------------	---	--

Service Walks, Front stoops and Steps, up-to-the-Main Entrance Door	X	
---	---	--

Driveways	X	
-----------	---	--

Garage Buildings Man doors		X
----------------------------	--	---

Fire Hydrant Access	X	
---------------------	---	--

Mailbox Access	X	
----------------	---	--

FARMVIEW COMMUNITY HOMEOWNERS ASSOCIATION

RESPONSIBLE PARTIES		
ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER
Exterior Lighting Serving Common Facilities/Street Lights		
Repair/Replacement of Fixtures	X	
Repair/Replacement of Wiring	X	
Bulb Replacement	X	
Exterior Lighting Serving Only One Unit (including Garage Lamps)		
Repair/Replacement of Fixtures (subject to any requirements imposed by the Association)		X
Repair/Replacement of Wiring (subject to any requirements imposed by the Association)		X
Bulb Replacement		X
Electrical System		
All Portions Serving More Than One Unit not otherwise the responsibility of the utility company (subject to any requirements imposed by the Association)	X	
All Portions Serving Only One Unit (subject to any requirements imposed by the Association)		X
Water/Plumbing System		
All Portions Serving More Than One Unit not otherwise the responsibility of the utility company (subject to any requirements imposed by the Association)	X	
All Portions Serving Only One Unit (subject to any requirements imposed by the Association)		X
Sewer System		
All Portions Serving More Than One Unit (mains) not otherwise the responsibility of the utility company (if not dedicated to the Township) (subject to any requirements imposed by the Association)	X	
All Portions Serving Only One Unit (Laterals) (subject to any requirements imposed by the Association)		X
Basement Leakage		
Repairs/Remedies as Required		X
Pest Control and Extermination		
Exterior Wood-boring/Stinging Insects		X
All Other Infestations		X
Storm Water Drainage Facilities; Swales; Retention Basins, Spillways and Drainage Easement Areas (Common Facilities)		
Maintenance/Regarding Remedies as Required	X	
Fencing (if any) - Maintenance Repairs/Replacement	X	
Painting/Staining		
Decks and Porches (subject to any requirements imposed by the Association)		X
Main Entrance Doors, Shutters, Front Porch Pillars, and Trim	X	

FARMVIEW COMMUNITY HOMEOWNERS ASSOCIATION

RESPONSIBLE PARTIES		
ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER
All Interior Surfaces		X
Insurance		
Blanket Policy Covering Property Damage to Common Facilities and the Association's Liability Obligations	X	
Unit Owner's Homeowner's Insurance Policy Covering Unit and Improvements and Contents Located Within or Upon a Unit, and Liability Insurance		X
Association/Director's Liability Insurance	X	
Trash Removal		
Payment of Fees for Trash Collection		X
Maintenance, Repair & Replacement of:		
Roofing (subject to any requirements imposed by the Association)	X	
Gutters and Downspouts (subject to any requirements imposed by the Association)	X	
Siding, Brick or Stone Facing or Veneer, Exterior Trim (including Window and Door Trim) (subject to any requirements imposed by the Association)	X	
Air Conditioning Units		X
Heating Systems		X
Water Heaters		X
All Appliances		X
Furnace Vents		X
HVAC Filters		X
Maintenance, Repair & Replacement of:		
Mailboxes, Standards and Posts	X	
Dryer Vents (subject to any requirements imposed by the Association)		X
Windows		
Repair or replacement (subject to any requirements imposed by the Association)		X
Glass Replacement		X
Cleaning and Maintenance		X
Window screens		X
Exterior Doors		
Repair or replacement (subject to any requirements imposed by the Association)		X
Locks, Keys, Hinges and Hardware		X
Trim, Buck, Silt and Weather stripping		X
Privacy and Decorative Fences Installed by Declarant		
Staining or Painting (subject to any requirements imposed by the Association)		X

FARMVIEW COMMUNITY HOMEOWNERS ASSOCIATION

RESPONSIBLE PARTIES		
ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER
Maintenance/Replacement of trash coral fencing	X	
Replacement (subject to any requirements imposed by the Association)	X	
Garage Doors/People Doors to Garages		
Replacement (subject to any requirements imposed by the Association)		X
Garage Door Opener and Controls		X
Hardware, Hinges, Locks, Keys and Tracks		X
Drainage Easement Areas (Retention Basins)		
Upkeep as Required	X	
<p>In the event that, in the Association's judgment, an exterior item listed above is in need of repair, maintenance or replacement, and a Unit Owner fails to complete such repair, maintenance or replacement within a reasonable period of time after receiving notice from the Association that such work must be done, the Association may cause the work to be done and bill the cost of such repair, maintenance or replacement to the Unit Owner who failed to complete the work and collected as a special assessment in accordance with the provisions of the Declaration.</p>		
<p>Work done by a Unit Owner must meet Association Standards for materials, quality of construction and uniformity of exterior appearance.</p>		
<p>The Declarant intended to dedicate the sanitary sewer system to the local authority(ies), which would then be responsible for maintaining, repairing and replacing such facilities. Until the facilities are accepted for dedication, the Declarant and Association, as applicable, shall be responsible for the said facilities.</p>		
<p>All items above that are the responsibility of the HOA will be paid out of the monthly fees paid by the homeowners. Costs exceeding the budgeted costs may be billed to owners through increased monthly fees or special assessments.</p>		
<p>Any inconsistency between this checklist and the Declaration, the Declaration rules.</p>		