

Meadows on the Mews Responsibility Chart

Category	Assoc. Owner		Notes
Exterior Structure	<input type="checkbox"/>	<input type="checkbox"/>	
Wood Surfaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Brick Surfaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roofs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows	<input type="checkbox"/>	<input type="checkbox"/>	
Glass	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Screens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Leaks from Glass	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Outside Frame/Molding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Doors (Replacement)	<input type="checkbox"/>	<input type="checkbox"/>	
Front Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Frame	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Paint Interior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Paint Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storage Room Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Chimney Sweeping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Leaks inside chimney
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Doorbell Button	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Perimeter
Patio/Balcony	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood
Screens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lattice requires ACC/owner maintains
Mailboxes	<input type="checkbox"/>	<input type="checkbox"/>	
Keys & Locks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Must have permit
Towing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wrecker tows per rules.Genesis does not order.
Interior Structure	<input type="checkbox"/>	<input type="checkbox"/>	
Sheetrock	<input type="checkbox"/>	<input checked="" type="checkbox"/>	HOA does not pay for damage caused by leaks
Carpet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	
Outlets/Lights Switched from Inside	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Lights on Photocell/Timer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Photocells/Timers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Common Area Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Circuit Breakers & Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All electrical inside lot line, from transformer and junction boxes
Control Interior Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Control Common Area Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Interior Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Plugs, Switches & Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Exterior Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	
Before Entry into Unit (Exterior)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Only if in street/parking lot main line
After Entry into Unit (Interior)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	from edge of lot line to unit
Water Cut-off Valve (Exterior)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hose Bibs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fixtures Inside Unit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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Hot Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Air Conditioning & Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilities	<input type="checkbox"/>	<input type="checkbox"/>	
Common Area Water & Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Unit Water & Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(more than one owner in a building, share in cost
Common Area Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Unit Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electric meters -Owner responsibility
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No gas. Discontinued.
Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Services	<input type="checkbox"/>	<input type="checkbox"/>	
Basic Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite dishes on Fascia of Unit ONLY
Trash Pickup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exterminating	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Subterranean Termites	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rodents only when reported in attic
Exterior Ants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rodents - owner responsible for interior
Interior Subterranean Termites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	yearly inspection req'd
Interior Ants & Roaches	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Insurance	<input type="checkbox"/>	<input type="checkbox"/>	
Structure (Hazard Insurance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Contents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Flood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In flood plain HOA does not carry insurance

This Responsibility Chart is intended to be a general guideline. Specific responsibilities are outlined in the Association's governing documents. In the event of a conflict, the governing documents take precedence over this chart.