

CATEGORY	OWNER / RESIDENT RESPONSIBILITY*	MARSH RIDGE HOA RESPONSIBILITY*	CITY OF DELANO -or- UTILITY RESPONSIBILITY
Common Grounds HOA Entry Area Irrigation System	Respect shared areas	Groundskeeping and landscaping: repair & maintenance Upgrade or replace as needed	
Snow Removal Twinhome (TH) Single Family (SF)	Shovel unit deck and/or patio Move vehicles that impede plowing	Plow driveways, shovel sidewalks Clear access to mailboxes & hydrants Salt/sand driveways & sidewalks Shovel/rake TH roofs at HOA discretion	Plow, salt and/or sand streets Clear pathways to city park
Utilities & Streets Trash & Recycling	Maintain interior utility and HVAC plumbing and fixtures Position trash and recycle bins near curb in time for collection	Mailboxes, stand, surrounding access Trash (32 gal bin) & Recycle Billing (unit billed by HOA for any upsize charges)	Street Repair & Maintenance Sewer/Water/Nat Gas - Lines & Meters Trash Collection Contract
Automobiles	Damage to or damage from ... Moving for snowplow access	None	[obey City Codes on street parking]
Twinhome (TH) Insurance Coverage Split as Indicated Single Family Units Must be 100% Property Self-Insured	TH Homeowner Coverage on personal contents - including: fire, theft, vandalism, liability (<i>HO-6 policy</i>) TH Homeowner Coverage on updates or remodels installed post "as built" Water & Sewer Backup Coverage	Common Grounds & HOA Services: General Liability, Workman's Comp Twinhome: Exterior Property Coverage Twinhome: Interior Property Coverage to "as built" specs on specified components	
Pets / Pet Damage	Follow HOA Rules & Regulations Clean up pet waste Repair lawn/other exterior damage Fix pet damage to building exterior (or reimburse HOA for damage repair)	<i>Enforce HOA Rules & Regulations</i>	[obey City Codes on pet nuisance]

CATEGORY	OWNER / RESIDENT RESPONSIBILITY*	MARSH RIDGE HOA RESPONSIBILITY*	
Twinhome Unit Building Repair & Maintenance	<i>Exterior:</i>	<i>Exterior:</i>	
	Windows & window screens, entry doors and screen/storm doors, garage door, garage door springs	Exterior building surfaces: roof, soffit & fascia, shutters, vinyl siding, wooden support posts, gutters and downspouts	
	Water spigots & drainage	Clean gutters & downspouts	Paint exterior wood surfaces
	Air conditioning unit Deck floorboards & railings Broken window/door glass	Paint garage door exterior surface	
	<i>Interior:</i> all repair & maintenance; dryer exhaust vent cleaning	Optional: HOA can elect to wash exterior glass and/or vinyl siding	At Owner's Expense: replace broken glass in exterior surfaces
		<i>Interior:</i> <u>no</u> repair & maintenance	Interior Exception: "as built" replacement by HOA insurance under specific conditions
Twinhome Unit Building Replacement (Capital Improvement)	<i>Exterior:</i>	<i>Exterior:</i>	
	Windows & screens, entry & screen/storm doors, garage doors (original style), garage door springs, air conditioning unit, water spigots, deck floorboards & railings	Exterior building surfaces: roof, soffit & fascia, shutters, vinyl siding (due to normal aging, extreme weather events, or negligent HOA maintenance)	Exceptions: >any cost for maintenance, repair, or replacement due to "willful or negligent act or omission" by a homeowner, resident, or their guest >structural defects or failures <u>not</u> due to negligent maintenance by the HOA
	Install gutters & downspouts		
	<i>Interior:</i> all interior elements, fixtures, appliances, HVAC, floor coverings, etc.	<i>Interior:</i> None	Exception: "as built" replacement by HOA insurance under specific conditions
Twinhome Grounds Repair & Maintenance	Plantings established by Owners Private decks or patios Pest Control	Plantings and landscaping installed by HOA including: trees, shrubs, grass, and other exterior improvements	Sealcoat driveway Repair asphalt as needed Repair sidewalk as needed
Twinhome Grounds Replacement (Capital Improvement)	Plantings established by Owners Patios, deck floorboards & railings	Plantings and landscaping installed by HOA including: trees, shrubs, grass, and other landscape components	Asphalt driveway replacement
			Sidewalk replacement