

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 at curb in time for collection	Mailboxes, stand, surrounding access Trash & Recycling Billing – 32 gal cart (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]
Insurance Coverage	Homeowner Coverage on personal contents - including: fire, theft, vandalism, liability (HO-6 policy) 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 Coverage Twinhome: Interior 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	Exterior: Windows & window screens, entry doors and screen/storm doors, garage door, garage door springs	Exterior: 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	Paint garage door exterior surface	
	Deck floorboards & railings	Optional: HOA can elect to wash exterior glass and/or vinyl siding	Check/clean exterior exhaust vents
	Interior: all repair & maintenance	Interior: <u>no</u> repair & maintenance Interior Exception: "as built" replacement by HOA insurance under specific conditions	
Twinhome Unit Building Replacement (Capital Improvement)	Exterior: Windows & screens, entry & screen/storm doors, garage doors (original style), garage door springs, air conditioning unit, water spigots, deck floorboards & railings	Exterior: Exterior building surfaces: roof, soffit & fascia, shutters, vinyl siding, wooden support posts (due to normal aging, extreme weather events, or negligent HOA maintenance)	
	Install gutters & downspouts	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	
	Interior: all interior elements, fixtures, appliances, HVAC, floor coverings, etc.	Interior: None Exception: "as built" replacement by HOA insurance under specific conditions	
Twinhome Grounds Repair & Maintenance	Plantings established by Owners Private decks or patios	Plantings and landscaping installed by HOA including: trees, shrubs, grass, and other exterior improvements	Sealcoat driveway
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 exterior improvements	Replace driveway asphalt as needed
			Replace sidewalk as needed