

RIDGEVIEW PLACE PROPERTY MATRIX

EXTERIOR

	ASSOCIATION EXPENSE	OWNER EXPENSE	COMMENTS
Address Numbers	X		Unless there is erosion
Air conditioner/ furnace (HVAC System)		X	
AC Unit Pad		X	
Animals/Birds in attic, chimney, unit, Garage		X	
Arbors	X		
Basement/Lower Level floors including concrete		X	
Brick Columns/Pillars	X		
Chimney Exterior and Cap	X		
Chimneys and Flues		X	
Clubhouse - Interior/Exterior	X		
Courtyard -Interior landscaping and maintenance		X	Assoc. approval required
Covered Entryways	X		
Deck (removal and replacement)	X		
Deck Maintenance (Power Washing)		X	
Doorbells		X	
Doors (Exterior) (50/50 if door is leaking)	X	X	
Downspouts	X		
Driveway	X		
Dryer Vents and Stacks		X	
Enclosed Decks		X	
Exterior Door Jamb and Trim (door to be purchased or maintained by unit owner)	X		
Exterior Front Light Fixtures (excluding bulbs)	X		
Exterior Lights and Electrical Outlets		X	
Exterior Storage Closets		X	
Exterior Water Faucets		X	
Foundation Cracks and Leaks	X		
Furnace Vents and Stacks		X	
Garage Building	X		

Garage Door Painting (must use approved colors by Association)		X	Assoc. approval required
Garage Doors and Opener		X	Assoc. approval required
Garage floors		X	
Grounds (excluding unit fenced in courtyards)	X		
Gutter Cleaning and Maintenance	X		
Locks on Doors		X	
Mail Boxes and Posts	X		
Parking Pads	X		
Patio (Concrete)	X		
Pest Control (Exterior)	X		
Pest Control(Interior)		X	
Pool	X		
Porches	X		
Roof	X		
Satellite dish installation / maintenance		X	Assoc. approval required
Sewer Back Up and related damages		X	
Siding Installation and repair	X		
Siding - Power Washing			
Skylights	X		
Streets	X		
Termite treatment exterior	X		
Termite damage - Interior		X	
Utilities Serving unit (gas,water,electric meters and supply lines)		X	
Walkways (including inside fenced in courtyards)	X		
Window (50/50 if window is leaking)	X	X	Assoc. approval required
Wrought Iron Fencing and Gates	X		
Any and all exterior alterations made by current or previous owners		X	
INTERIOR			

Interior damage caused by exterior leaks		X	
Interior repair from roof leaks		X	
Water damage caused by hydrostatic water pressure through and around walls and floors		X	need clarification
Doors (Interior)		X	
Locks on Doors		X	
Storm Doors		X	Assoc. approval required