

2/7/2005		Hickory Meadows Assignment of Responsibilities				
LOC	UNDER ASSN. CTRL	ITEM TO BE REPLACED OR REPAIRED NOT DUE TO NEGLIGENCE OR ACTS OF GOD	REPLACEMENT LIFE IN YEARS	RESPONSIBILITY AFTER WARRANTY HAS EXPIRED		
				OWNER	ASSN	UTILITY CO
OUTSIDE		AIR CONDITIONER COMPRESSOR	OWNER	X		
OUTSIDE	X	ANTENNAS - AS APPROVED /SATELLITE DISH	OWNER	X		
INSIDE		BASEMENT CONCRETE FLOOR AND WALLS	SEE NOTE 1	X		
OUTSIDE		BRICKWORK - OUTSIDE WALL	AS NEEDED		X	
INSIDE		CABINETRY	OWNER	X		
OUTSIDE	X	DECK	OWNER	X		
INSIDE		DOOR BELL AND WIRING	OWNER	X		
BOTH	X	DOORS AND GLASS (ALL)	OWNER	X		
OUTSIDE		DRIVEWAY REPLACEMENT	15		X	
OUTSIDE		DRIVEWAY RESURFACING / SEALING	5		X	
INSIDE		DRYWALL REPAIR	OWNER	X		
OUTSIDE		ELECTRICAL OUTSIDE OUTLETS / FIXTURES	OWNER	X		
INSIDE		ELECTRICAL PANEL	OWNER	X		
OUTSIDE		ELECTRICAL SOURCE AND METER	AS NEEDED			X
INSIDE		ELECTRICAL WIRING / OUTLETS / FIXTURES	OWNER	X		
INSIDE		FAN FIXTURES	OWNER	X		
OUTSIDE		FENCES / RETAINING WALLS	AS NEEDED		X	
INSIDE		FIREPLACE AND VENTING	OWNER	X		
INSIDE		FLOOR COVERING / CARPET, VINYL, TILE, ETC.	OWNER	X		
INSIDE		FURNACE, DUCTWORK AND AC UNIT	OWNER	X		
INSIDE		GARAGE DOOR AND OPENER	OWNER	X		
INSIDE		GARAGE FLOOR	OWNER	X		
INSIDE		HOT WATER HEATER	OWNER	X		
INSIDE		INSULATION - ADDING AND REPLACEMENT	OWNER	X		
INSIDE		KITCHEN APPLIANCES	OWNER	X		
OUTSIDE	X	LANDSCAPING OF GROUNDS	AS NEEDED	X	X	
INSIDE		LAUNDRY APPLIANCES	OWNER	X		
OUTSIDE		LAWN	AS NEEDED		X	
INSIDE		LIGHT FIXTURES/ LIGHT BULBS	OWNER	X		
OUTSIDE		LIGHT BULBS ON DECK AND PORCH FIXTURES	OWNER	X		
OUTSIDE		LIGHT POLES	AS NEEDED			X
OUTSIDE	X	DOOR LOCKS	OWNER	X		
OUTSIDE	X	MAIL BOXES	AS NEEDED	X	X	
OUTSIDE		NATURAL GAS SOURCE AND METER	AS NEEDED			X
INSIDE		PLUMBING - WATER/WASTE RUNS	OWNER	X		
BOTH		PLUMBING FIXTURES AND FAUCETS	OWNER	X		
OUTSIDE		RAIN GUTTERS / DOWNSPOUTS	20		X	
OUTSIDE		ROOFING, VENTS, AND FLUES	25		X	
OUTSIDE		SIDEWALKS - FRONT DOOR	30		X	
OUTSIDE		SIDEWALKS - STREET	30		X	
OUTSIDE		SIDING	30		X	
INSIDE		SMOKE DETECTORS & WIRING	OWNER	X		
OUTSIDE	X	STORM / SCREEN DOOR	OWNER	X		
INSIDE		SUMP PUMP AND PLUMBING	OWNER	X		
INSIDE		TELEPHONE CABLE AND WALL OUTLETS	OWNER	X		
OUTSIDE		TELEPHONE CONNECTION	AS NEEDED			X
OUTSIDE		TRASH REMOVAL	AS NEEDED			X
OUTSIDE	X	TREE MULCH	AS NEEDED	X	X	
OUTSIDE	X	TREE REMOVAL / REPLACEMENT	AS NEEDED	X	X	
OUTSIDE	X	TREES AND SHRUBBERY - NEW	AS NEEDED	X	X	
OUTSIDE		TV CABLE CONNECTION	AS NEEDED			X
INSIDE		TV CABLE AND WALL OUTLETS	OWNER	X		
BOTH		VENTS AND VENT DUCTWORK	OWNER	X		
INSIDE		WALL COVERING / PAINTING	OWNER	X		
INSIDE		WATER SOFTENER	OWNER	X		
INSIDE		WATER SOURCE AND METER	AS NEEDED			X
BOTH	X	WINDOW UNIT COMPLETE WITH SCREEN	OWNER	X		
INSIDE		WOOD TRIM	OWNER	X		
	X	ASSOCIATION CONTROLS SPECIFICATIONS FOR THIS ITEM.				
NOTE 1		HAS A 10 YEAR WARRANTY. WORK DIRECTLY WITH BUILDER.				