

Chestnut Grove II
Condominium Association
Maintenance Matrix

CGCA Maintenance Matrix

Item Description	Owner	Association	Comments
STRUCTURAL			
Roofs		X	CGCA is responsible for roof repairs and the replacement of roofs to be paid from the Association's Reserve Fund.
Gutters & Downspouts	X	X	CGCA is responsible for repairs and replacements due to wear and nature; Owners are responsible for accidental damage and cleanings (debris, birds nests, etc.).
External Walls		X	CGCA is responsible for repair and replacement of siding or brick.
Windows	X		Owners are responsible for repair and replacement of all windows as needed (CGCA approval required prior to replacement), as well as caulking and sealing.
Front Doors	X		Owners are responsible to repair, paint, and replace the Unit front door as needed or desired (CGCA approval required prior to replacement).
Patio Doors	X		Owners are responsible to repair, paint, and replace the Unit patio door as needed or desired (CGCA approval required for replacement).
Storm/Screen Doors	X		Owners are responsible to install, repair, and replace storm or screen doors as needed or desired (CGCA approval required prior to installation or replacement).
Garage Doors	X		Owners are responsible for the repair and replacement of the Unit garage door as needed or desired (CGCA approval required for replacement).
Front Stoops	X	X	Owners must keep stoops clean and in compliance; CGCA is responsible for repairs on the front stoops as needed.
Covered Patios	X	X	Owners must keep patios clean and in compliance; CGCA is responsible for repairs as needed (cracks, etc.).
Driveway Repairs and Replacements		X	CGCA is responsible for the maintenance (sealing), repairs, and replacements of driveways.
Driveway & Sidewalk Weather Maintenance		X	CGCA provides plowing and salting services for driveways and sidewalks from the front door to driveway, which is mandatory rather than elective.
Sidewalks	X	X	CGCA is responsible for maintenance, repairs, and replacements of sidewalks, provided the damage or deterioration hinders safety or functionality, and not for cosmetic purposes; Owners must clean the sidewalk and are responsible for elective or cosmetic repairs.
Chimneys & vents	X	X	CGCA is responsible for the maintenance, repair, and replacement of exterior chimneys and vents, which does not include chimney cleaning, dryer vent cleaning, or dryer vent covers.

CGCA Maintenance Matrix

Item Description	Owner	Association	Comments
UTILITIES & PLUMBING			
Water Lines	X	X	CGCA is responsible for service lines from the foundation of the building to the main utility line. Owners are responsible for the service line from the point it enters their building and crosses the threshold of the foundational walls to the outputs in their Unit.
Sewer Lines	X	X	CGCA is responsible for service lines from the foundation of the building to the main utility line. Owners are responsible for the service line from the point it enters their building and crosses the threshold of the founda-
Electricity	X	X	CGCA is responsible for service lines from the foundation of the building to the main utility line. Owners are responsible for the service line from the point it enters their building and crosses the threshold of the foundational walls to the outputs in their Unit. Owners are responsible for the electrical outlets on the exterior of the building.
Gas	X	X	CGCA is responsible for service lines from the foundation of the building to the main utility line. Owners are responsible for the service line from the point it enters their building and crosses the threshold of the foundational walls to the outputs in their Unit.
Furnace & Hot Water Tank	X		Owners are responsible for repairs and replacement of the furnace and hot water tank that serves their Unit, including all wires, pipes, and connections.
Air Conditioning	X		Owners are responsible for repairs and replacement of the air conditioning unit, all wiring and connections,

CGCA Maintenance Matrix

Item Description	Owner	Association	Comments
OTHER			
Cable Lines	X		Owners are responsible for the elective installation of cable service wires, and that the installation is performed neatly and professionally, with minimal visual impact.
Satellite Dishes	X		Owners are responsible for the elective installation of a satellite dish, and that the installation is performed neatly and professionally, with minimal visual impact (CGCA approval is required prior to installation). Dishes mounted on brick or roof shingles are prohibited and will require removal.
Storm Drains		X	CGCA will clean, repair, and replace storm drains as need-
Mailboxes	X	X	CGCA will replace the mailbox cluster as needed; USPS is responsible for locks, keys and repairs to individual slots for which there may be a fee at the Owner's expense.
Snow Removal		X	CGCA will contract with a professional snow removal provider annually to provide for winter maintenance to the Common Areas. More detail is provided under the item herein titled "Driveway & Sidewalk Weather Maintenance"
Pest Control	X		Owners are responsible for elective, preventative pest control at their properties , and will be responsible for pest damage, i.e. termites and mice.
Exterior light fixtures	X		Owners are responsible for bulb replacement, fixture replacement, and wiring repairs (CGC approval is required prior to fixture replacement).

CGCA Maintenance Matrix

Implementation

This policy resolution becomes effective on the date written below.

The Board of Directors may, from time to time, amend this policy resolution as deemed appropriate. Any such amendments will be appropriately communicated to all residents of the Chestnut Grove II Condo Association.

William Lopez, Pres. 8-29-2017

K. Lopez V.P. 8-29-2017

Nelson Noto SOCIAL 8-29-2017

Jaime Bay 8-29-17

Ramiro B. Mance 8-29-2017