

**RIDGE FOREST HOMEOWNERS ASSOCIATION
SERVICE RESPONSIBILITY MATRIX VILLAGE TOWNHOMES**

<u>ITEM DESCRIPTION</u>	<u>PAINT</u>	<u>REPAIR</u>	<u>REPLACE</u>	<u>MAINTENANCE</u>
ROOF	N/A	YES	YES	YES
GUTTERS	N/A	YES	YES	YES
DOWNSPOUTS	N/A	YES	YES	NO
SIDING	N/A	NO	NO	NO
BRICK	N/A	NO	NO	NO
TREES (original)	N/A	NO	NO	NO
PLANTING BEDS (original beds, mulch/weed)	N/A	NO	NO	YES
FRONT & REAR SHRUBS, FRONT	N/A	YES	YES	YES
SHRUBS, REAR	N/A	YES	YES	YES
GROUND COVER	N/A	NO	NO	NO
GRASS	N/A	YES	YES	YES
WINDOWS EXTERIOR	NO	NO	NO	NO
LIGHT FIXTURES				
ACCESS ROADS	N/A	YES	YES	YES
DRIVEWAYS	N/A	NO	NO	NO
FRONT PORCHES	N/A	NO	NO	NO
SIDEWALKS	N/A	NO	NO	NO
PRIVACY FENCES	NO	NO	NO	NO
DECKS	YES	NO	NO	NO
PATIOS	NO	NO	NO	NO
FRONT DOORS	YES	NO	NO	NO
SCREEN DOORS	NO	NO	NO	NO
GARAGE DOORS	YES	NO	NO	NO
DOOR TRIM	YES	NO	NO	NO
REAR DOORS	NO	NO	NO	NO
LATERAL UTILITY LINES	N/A	NO	NO	NO
EXTERMINATING	N/A	NO	NO	NO
SURFACE WATER RUN OFF	N/A	NO	NO	NO
UNIT FOUNDATIONS	N/A	NO	NO	NO
UNDERGROUND CONDUCTION PIPE	N/A	NO	NO	NO

The Association shall be responsible for maintenance, repair and replacement of the Controlled Facilities and Private Roads in the Townhouse Lots.

Maintenance, repair and replacement of landscaping, mulch and lawns, snow removal on the private roads that abut the Townhome Lots, maintenance, repair and replacement of the roofs and exterior painting for the Townhouse lots.

The repair, maintenance and replacement of all improvements located on the Lot shall be the responsibility of the Owner.