

### Abbey Woods TOA/Owners Responsibility's

Item	Association Responsibility	Owner Responsibility	Variance Request
<b>Common Area Maintenance</b>			
Front Landscape Area and Common Grounds	X		X
Additional Landscaping (plants and decorations) added by the residents on the sides and backs of the units.		X	X
Shrubs and Trees	X		
Driveway Repair	X		
Driveway Housekeeping		X	
Sidewalk Repair	X		
Sidewalk Housekeeping		X	
Sidewalk De-icing		X	
Snow Removal, greater than 2"	X		
Light Post	X		
Light Post Bulb Replacement		X	
Mail Box	X		
<b>Decks/Rear Patios</b>			
Deck Repairs	X		
Deck Painting & Staining	X		
Patio Privacy Area Maintenance	X		
Decks, Patios and Privacy Screens Housekeeping		X	
Under Decking Cover, Gutter & Downspout		X	X
<b>Doors; Front and Rear</b>			
Exterior Painting	X		
Door Frames	X		
Door Glass		X	
Hardware Replacement & Repair	X		
Front Storm Door		X	X
Rear Screen Doors, Repairs to Screen Doors		X	
Doors Exterior Housekeeping		X	
Garage Doors	X		
Garage Door Openers		X	
Garage Door Housekeeping		X	
<b>Electrical</b>			
Exterior Electrical Light Fixtures	X		
Light Bulb Replacements		X	
Cleaning Exterior Light Fixtures		X	
Door Bells		X	X
Motion Detectors & Security Cameras		X	X

Item	Association Responsibility	Owner Responsibility	Variance Request
Outside Outlet	X		
Electrical Panel Box and Conduit		X	
Air Conditioner Junction Box		X	
Roof De-icer Cables, (Snow melters)		X	X
<b>Exterior of Buildings</b>			
Siding and Trim	X		
Soffit and Facia	X		
Roof	X		
Gutters and Downspouts	X		
Gutter Cleaning, Inside and Outside of the Gutter		X	
Brick Facade	X		
Exterior Vent Covers; Bathrooms, Dryers, etc.	X		
<b>Fireplaces and Chimneys</b>			
Interior Components		X	
Chimney Liners		X	
Flue Cap		X	X
Gas Fireplace		X	
Chimney Cleaning		X	
Chimney Cap	X		
<b>Heating &amp; Cooling Systems</b>			
Heat Pump		X	
Air Conditioner		X	
HVAC Condensor		X	X
Attic Vent Fan		X	X
<b>Plumbing</b>			
Interior		X	
Exterior Plumbing		X	
Hose Bib (outside faucets)		X	X
<b>Windows and Skylights</b>			
Grid Replacement		X	
Glass Replacement		X	
Window Screen Repair and/or Replacement		X	
Window Replacement	X		
Window Frames and Sills	X		
Window Hardware		X	
Window Cleaning, Interior and Exterior		X	

Item	Association Responsibility	Owner Responsibility	Variance Request
Painting, Caulking, Weather Sealing (Interior)		X	
Painting, Caulking, Weather Sealing (Exterior)	X		
Skylight Repair and/or Replacement		X	X
<b>Services and Miscellaneous</b>			
Refuse & Recycling Collection		X	
Pest Control - Interior		X	
Pest Control - Exterior	X		
Cable TV & Underground Cable		X	
Telephone		X	
Satellite Dish		X	X
<b>Highlighted items require Board approval prior to installation.</b>			
<b>Please note - This guide is meant as an aid for the Townhouse Owners Association. It is not a replacement for the Declaration of Covenants, Conditions, Reservations and Restrictions for Abbey Woods Townhouses.</b>			
<b>Submitted by the Architectural Review Committee, November 2020</b>			
<b>Approved by the TOA Board of Directors, November 2020.</b>			