

HOMEOWNER AND ASSOCIATION RESPONSIBILITY CHART			
DESCRIPTION OF ITEM	HOMEOWNER	ASSOCIATION	NOTES
Air conditioner/HVAC-all components	YES		
Amenities (pool, playground, courts)		YES	
Antennas	YES		
Appliances/Fixtures	YES		
Attic/Attic fans	YES		
Balconies/Decks	YES		
Catch Basins		YES	
Chimney exteriors		YES	
Concrete Pads (supporting a/c units)	YES		
Doors (exterior) garage, screen/storm, frame, patio/sliders	YES		
Driveway (concrete & asphalt)	YES		
Driveway Aprons (concrete & asphalt)	YES		
Dryer Vents	YES		
Exterminating exterior only-wood destroying only)		YES	
Exterminating non-wood destroying, interior & exterior	YES		
Electric	YES		
Floors, including garage slab	YES		
Furnaces/Heating	YES		
Fireplaces/Fireplace Hearth/Chimney/Chimney connections	YES		
Gutters, leaders, downspouts		YES	
Hot water	YES		
Insulation	YES		
Insurance-Association		YES	
Insurance on Common Area		YES	
Insurance Deductible on Common Area		YES	\$2,500.00
Insurance Deductible for Ice Damming	YES		\$2,500.00
Insurance for Interior of Unit	YES		
Irrigation/sprinklers	YES	YES	interior of home is homeowners
Landscaping & Lawn Care		YES	except plantings by homeowners
Lighting (inside & outside fixtures)	YES		
Lighting (Street)			JCP&L

Locks, hinges & hardware	YES		
Patios	YES		
Pool		YES	
Plumbing	YES		
Railings (exterior)	YES		
Roofs		YES	
Sheetrock & studs in walls	YES		
Sewer backup & water main breaks	YES		
Sidewalk (going to entry of unit), stairs, stoop, porch	YES		
Skylights	YES		
Slab, foundation internal structural components	YES		
Snow Removal-streets			Hardyston Township
Snow removal-common parking areas		YES	
Snow Removal-common walkways & mailboxes		YES	
Snow removal-front walkway, stairs, stoop of unit	YES		
Porch, driveway, deck of unit	YES		
Trees, bushes, shrubs		YES	
Trees, bush or shrub replacement	YES		
Trim (exterior)		YES	
Windows, screens, glass, leaks & seals	YES		