

Country Creek Patio Home Association Responsibility Chart

Who is Responsible for What?

EXTERIOR HOME MAINTENANCE/ REPAIR/REPLACEMENT			
ROOF	CCPHA	Owner	Other
Roof Inspection	X		
Roof repair/replace		X	
Caulking around vent stacks, ac and swamp cooler units	X		
THE MAIN HOUSE SIDING	CCPHA	Owner	Other
Inspection	X		
Replacement & Repair		X	
<i>Painting?</i>		X	
TRIM & OTHER EXTERIOR SURFACES (Not main Siding)			
Painting of...	CCPHA	Owner	Other
Metal trim & Wood Trim			
Chanel Trim as part of the siding (warranted or replace it)		X	
Facia trim including around gable vents	X		
Exterior doors		X	
Exterior door trim	X		
Garage door trim	X		
Gable vents	X		
Porches & Patios			
Porch/Patio ceiling		X	
Porch/Patio posts exterior	X		
Porch/Patio posts interior		X	
Originally painted posts	X		
Patio fence outside	X		
Patio fence inside		X	
Front porch railing	X		
Step railings - homeowner additions from porch down steps to sidewalks		X	

TRIM & OTHER EXTERIOR SURFACES			
Replacement and Repair of...	CCPHA	Owner	Other
Patio and or porch gates		X	
Any of the surfaces mentioned above in painting		X	
All glass and screens repair, and replacement		X	
Washing of ext. surfaces		X	
Gutters- cleaning	X		
Gutter repair and replacement		X	
Foundation		X	
Water spigots		X	
Patio Surfaces (concrete for example)		X	
HVAC SYSTEMS			
	CCPHA	Owner	Other
Swamp Coolers - Preventative Maintenance, Startup/Shutdown	X		
Swamp Coolers -Repairs, parts, replacement		X	
Air Conditioning - Preventative Maintenance Spring	X		
Air Conditioning - Repairs, parts, replacement		X	
Ground Source HP - Preventative Maint. Spring	X		
Ground Source HP - Repairs, parts, replacement		X	
Air-to-Air HP (Fujitsu) -Preventative Maint. Spring	X		
Air-to-Air HP (Fujitsu) - Repairs, parts, replacement		X	
Interior Boilers/ Water Heaters		X	
INTERIOR HOME MAINTENANCE			
	CCPHA	Owner	Other
Maintain, repair, replace (everything)		X	
SIDEWALKS & DRIVEWAYS			
	CCPHA	Owner	Other
City Sidewalks			
Debris Removal	X		
Repair/Replace	X		
Sidewalks to Dwelling			
Debris Removal		X	
Repair/Replace		X	
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SIDEWALKS & DRIVEWAYS Cont'd			
	CCPHA	Owner	Other
Driveways & Hammerheads			
Debris Removal		X	
Repair/Replace		X	
Cracks/trip hazard/repair/replace		X	
Single family driveways-- Cracks/trip hazard/repair/replace		X	
COMMON AREA GROUNDS LANDSCAPING			
	CCPHA	Owner	Other
Trees & Shrubs			
Requests for replacement and/or addition of trees and shrubs	X	X	
Shrub trimming (3 x per year)	X		
Additional shrub pruning		X	
Tree trimming annually	X		
Additional tree trimming		X	
Plant replacement	X		
Fertilization	X		
Lawn care	X		
Lawn mowing	X		
Lawn leaf removal	X		
Beds & Border			
Leaf Removal	X		
Weeding rock borders	X		
Rock and Mulch replacement	X		
Irrigation			
Rotors- adjust, repair, replace	X		
Drip lines- adjust, repair, replace	X		
Mainline repair and replace	X		
Pump repair & replacement	X		
Pond dredge	X		
Winterization	X		
Clocks & Timers	X		
PEST CONTROL INTERIOR & EXTERIOR			
	CCPHA	Owner	Other
Insects		X	
Rodents		X	

SNOW AND ICE			
	CCPHA	Owner	Other
Streets			City of Fruita
Community Center parking lot	X		
Sidewalks to dwelling unit		X	
City sidewalks	X		
Paved or hard surface walking paths	X		
Patios, stoops and decks		X	
Driveways	X		
INSURANCE			
	CCPHA	Owner	Other
ASSOCIATION INSURANCE			
Commercial Casualty Insurance Common Areas/Property	X		
Liability	X		
Crime/Fidelity/Other	X		
HOMEOWNWE INAURANCE			
Casualty for Dwelling Unit, fire, vandalism, mischief (other catastrophic events as deemed appropriate)		X	
Personal Liability		X	
Any other as required or recommended by your insurance agent		X	
Tenant / Rental Insurance			tenant
Sewer system and waterline to house		X	
MAILBOXES & MAILBOX CENTER			
Keys			USPS
Mailbox repair / replace	X		research
Protective Structure	X		
COMMUNITY CENTER			
Interior	X		
Exterior	X		
SIGNAGE			
Association Installed Traffic Signage	X		
Street Signs & Traffic Signs			city of Fruita
Monument/Community Entrance Sign	X		
OTHER			
Utilities to Common Areas	X		
Common Area Lighting	X		
Street Lighting			xcel or city
Trash Removal		X	
Trash and Recycle Service		paid by X	city of Fruita

NOTE: The Responsibility Chart is not an inclusive list.