

Meadows on the Mews Responsibility Chart

Category	Assoc. Owner Notes		
Exterior Structure	☐	☐	
Wood Surfaces	☒	☐	
Brick Surfaces	☒	☐	
Roofs	☒	☐	
Windows	☐	☐	
Glass	☐	☒	
Screens	☐	☒	
Leaks from Glass	☐	☒	
Outside Frame/Molding	☒	☐	
Doors (Replacement)	☐	☐	
Front Door	☐	☒	
Frame	☐	☒	
Paint Interior	☐	☒	
Paint Exterior	☒	☐	
Storage Room Door	☐	☒	
Chimney Sweeping	☐	☒	Leaks inside chimney
Foundation	☐	☒	
Doorbell Button	☐	☒	
Fences	☒	☐	Perimeter
Patio/Balcony	☒	☐	Wood
Screens	☐	☒	Lattice requires ACC/owner maintains
Mailboxes	☐	☐	
Keys & Locks	☐	☒	
Doors	☒	☐	
Parking	☒	☐	Must have permit
Towing	☒	☐	Wrecker tows per rules. Genesis does not order.
Interior Structure	☐	☐	
Sheetrock	☐	☒	HOA does not pay for damage caused by leaks
Carpet	☐	☒	
Appliances	☐	☒	
Electrical	☐	☐	
Outlets/Lights Switched from Inside	☐	☒	
Lights on Photocell/Timer	☒	☐	
Photocells/Timers	☒	☐	
Common Area Lighting	☒	☐	
Circuit Breakers & Panels	☐	☒	All electrical inside lot line, from transformer and junction boxes
Control Interior Wiring	☐	☒	
Control Common Area Wiring	☒	☐	
Interior Wiring	☐	☒	
Plugs, Switches & Fixtures	☐	☒	
Exterior Wiring	☐	☒	
Plumbing	☐	☐	
Before Entry into Unit (Exterior)	☒	☐	Only if in street/parking lot main line
After Entry into Unit (Interior)	☐	☒	from edge of lot line to unit
Water Cut-off Valve (Exterior)	☐	☒	
Hose Bibs	☐	☒	
Fixtures Inside Unit	☐	☒	

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Hot Water Heater	☐	☒	
Air Conditioning & Heating	☐	☒	
Utilities	☐	☐	
Common Area Water & Sewer	☒	☐	
Unit Water & Sewer	☐	☒	(more than one owner in a building, share in cost
Common Area Electricity	☒	☐	
Unit Electricity	☐	☒	Electric meters -Owner responsibility
Gas	☒	☐	No gas. Discontinued.
Landscaping	☒	☐	
Services	☐	☐	
Basic Cable TV	☐	☒	Satellite dishes on Fascia of Unit ONLY
Trash Pickup	☒	☐	
Exterminating	☐	☐	
Exterior Subterranean Termites	☒	☐	Rodents only when reported in attic
Exterior Ants	☒	☐	Rodents - owner responsible for interior
Interior Subterranean Termites	☐	☒	yearly inspection req'd
Interior Ants & Roaches	☐	☒	
Insurance	☐	☐	
Structure (Hazard Insurance)	☒	☐	
Contents	☐	☒	
Flood	☐	☒	In flood plain HOA does not carry insurance

This Responsibility Chart is intended to be a general guideline. Specific responsibilities are outlined in the Association's governing documents. In the event of a conflict, the governing documents take precedence over this chart.