

EXHIBIT A
BEDFORD COMMONS TOWNHOME MAINTENANCE RESPONSIBILITY CHART

ITEM	Townhome Owner Responsibility	HOA Responsibility
Decks, patios, porches, balconies etc.	XXX	
Electrical fixtures (except in common areas)	XXX	
Exterior building surfaces		
All Siding & trim (cleaning/painting/repair)		XXX
Exterior doors and windows (repair/replacement)	XXX	
Exterior doors and windows (repainting of surface)	XXX	
Exterior window frames and encasements	XXX	
Removal of decaying wood on exterior building surfaces		XXX
Extra cost of painting due to owner negligence (color change or use of wrong paint)	XXX	
Fencing (Originally installed by developer/builder)		XXX
Foundation/structural parts of home	XXX	
Grounds/Landscape Maintenance		
Damage to landscaping caused by owner or guests	XXX	
Grounds maintenance inside fenced area		XXX
Grounds/Landscaping (developer installed)		XXX
Grounds/Landscaping (common areas)		XXX
Grounds/Landscaping (townhome owner installed)	XXX	
Gutters		
Gutter Cleaning		XXX
Gutter replacement and repair		XXX
HVAC units & feeder lines	XXX	
Insurance (common property liability and all Association owned amenities)		XXX
Insurance (Property-building structure and foundation, liability and personal content)	XXX	
Irrigation System (on Common property)		
Installed by homeowner or purchased w/ unit (Repairs, Winterization, replacement of parts)	XXX	
Installed by HOA (Repairs, Winterization, replacement of parts)		XXX
Lighting		
Common area lighting		XXX
Exterior yard lights & fixtures	XXX	
Upgraded Street lighting		XXX
Mailbox & Mailbox kiosk repairs/replacement		XXX
Parking Lot Maintenance		XXX
Pest control		
Household Insects	XXX	
Animals (birds, squirrels, etc. in attics or inside the unit)	XXX	
Termite Warranty		XXX
Repair/Maintenance of Architectural changes	XXX	
Roofing		
Roof repair/Leaks/Replacement		XXX
Interior repairs caused by leaks	XXX	
Sewer lines from 1st cleanout to city line		XXX
Walkway maintenance		XXX
Ice/Snow removal from walkways	XXX	
Water Lines		
Water lines damaged by HOA		XXX
Water lines from irrigation meter to city line		XXX
Water lines from meter to the townhome	XXX	
Water spigots (Exterior)	XXX	
Windows		
Window fixtures & other hardware	XXX	
Window frames, encasements and glass	XXX	
Screens, screen doors & screened porches	XXX	

* When the HOA sends a contractor to perform work, it should not be assumed that the HOA is responsible for payment. Any portion of the work that is determined at any point to be the owner's responsibility will be re-billed to the owner for payment. *