

Village Green III Homeowner's Association- Maintenance Responsibility Helpful Guide- all legal actions will defer to the bylaws as the rule

updated 4.21.22

HO = Homeowner			
HOA = Homeowner's Association			
GENERAL RESPONSIBILITIES			
Item	HO	HOA	Notes
Roof , Exterior Siding, Pipes & Wires		x	All maintenance, repairs and replacement to the common elements (Roof, Exterior siding, plumbing pipes and electrical wire) of the property including conduits and public utility lines shall be a common expense.
Landscaping Policy	x		No homeowner shall move, add or otherwise change the landscaping of the community without the prior consent and approval of the Board of Managers. Upkeep of shrubbery, trees, etc. planted by the homeowner since the formation of Condo III is the responsibility of the homeowner or future homeowners unless they become a liability to the common area.
Stairs	x		Common area stairs are covered by the HOA all others are owners responsibility
Balconies		x	Only the "structural" framing members are covered by the HOA
Windows, Doors	x		All repairs and replacements to the home owners windows and doors are at the cost of the home owner
Plumbing Stoppages	x		Homeowner to troubleshoot back ups into their living space. If the plumber can prove that it's caused by a broken sewer line than the HOA will reimburse or take over the plumbing call.
Balcony and Stoop Repairs	x		Home owner is responsible
Window Washing	x		Home owner is responsible for washing
Bee/Wasp Nests and Spraying	x	x	HOA will handle a exterior routine pest management and fumigation in the warm months and infestations. Owner to handle interior pest management.
Exterior Painting	x	x	All exterior painting to be done by HOA. Interior balcony area and decks are re homeowners responsibility
EXTERIOR MAINTENANCE RESPONSIBILITY			
Item	HO	HOA	Notes
Mailbox	x		To be the same style and color as the neighbors
Driveway		x	all asphalt is the responsibility of the HOA except for municipal streets
Sidewalks		x	All concrete sidewalks leading to the front door is considered common area and the HOA responsibility
Decks	x	x	to be of the sizes noted in bylaws and maintained by owners
Lawn		x	Maintained by the HOA third party vendor
Mulch	x		Maintained by the homeowner
Snowplowing		x	Maintained by the HOA third party vendor
Snow Shoveling		x	Maintained by the HOA third party vendor except decks and around unmoved cars
Roofs		x	Maintained by the HOA
Siding		x	maintained by the HOA
Garage Doors	x		Owner responsibility
Garage Lights/Sensors	x		Owner responsibility
Entrance Doors	x		Owner responsibility
Door Locks, Door Bells	x		Owner responsibility
Storm Doors	x		Owner responsibility
Structural Framing		x	Maintained by the HOA
Exterior Painting		x	Maintained by the HOA
Windows/Sliding Doors	x		Owner responsibility
Window Screens	x		Owner responsibility
Gutter/Downspouts/cleaning	x		Owner responsibility
Masonry Foundation Walls		x	Masonry blocks, garage /basement floors and exterior parking are the HOA responsibility
INTERIOR MAINTENANCE RESPONSIBILITY			
Item	HO	HOA	Notes
Sheetrock	x		Damage and removal is the owners responsibility
Paint/Wall Covering	x		All interior paint and window coverings are the owners responsibility
Wall/Floor/Roof Framing	x		Common structural componets of walls , floor systems (joists) , plywood and roof structure are the HOA responsibility
Windows	x		All windows are the owners responsibility
Wood Trim	x		Interior door,base and window trim is the owners responsibility
Stairways/Doors	x		All common area stairs are the HOA but inside the condo is the owner
Cabinets	x		Bathroom and kitchen , anything inside the sheetrock is the owners responsibility
Kitchen Appliances	x		Refrigerator, oven and garbage disposal
Washer/Dryer/Vent	x		Unless locate in the common area it's the responsibility of the owner
Flooring	x		All interior flooring
Furnaces/Heating	x		HOA doesn't provide thermostats
Air Conditioning/Cooling	x		Central Air or window units
Electrical Lines		x	Common area lighting , underground cables and to the services panels and plugs/switches
Electrical Fixtures	x		For example ceiling fixtures, thermostats , switch plates, garbage disposals
Plumbing Lines		x	Common area and underground
Plumbing Fixtures	x		For example toilets, tubs , sinks and sink faucets
Pest Control	x	x	Common Area is HOA/ Interior is Owner
Central Fire Alarm System	x	x	As per code and installation requirements
Fire Alarm and Carbon Monoxide Detector	x	x	Only in common areas for the HOA
Security System & Monitoring	x		Owners responsibility
Pets	x		Owners Responsible for picking up fecal matter that use public space for bathroom
INSURANCE			
Item	HO	HOA	Notes
HOA Insurance		x	The Board of Managers shall be required to obtain maintain, to the extent obtainable, the following insurance: fire insurance with extended coverage, water damage, vandalism and malicious mischief endorsements, insuring the Building including all of the Homes the Board of Managers and all Home Owners and their mortgagees, as such interests may appear, in an amount equal to the full replacement value of the Buildings.
Certificate of Insurance (COI)	x		All owners are required to request and provide to management company upon notice a COI naming the Village Green III of Syracuse