

**HIGHLAND GREEN
RESIDENT VS COOP
REPAIR/REPLACE
RESPONSIBILITY LIST**

| <u>RESIDENT RESPONSIBILITY</u> | <u>COOP RESPONSIBILITY</u> |
|--|---|
| AC units (visible) must be painted in standard color | Bocce Courts |
| Appliances | Common and Coop street light poles/lights |
| Ceilings | Common and Coop roads, curbs, sidewalks |
| Circuit Breakers and meters | Community Center, contents, parking, pool, grounds |
| Decks, terraces, cement slabs | Drainage, utility infrastructure, fire security lines |
| Door and window locks and hardware | and water hydrants |
| Draperies, curtains and blinds | Exterior leaks + resulting damages (except those |
| Exterior leaks + resulting damage due to post-closing install | caused by resident installation / additions |
| Ex- Roof leak due to satellite dish attachment | Exterior lights on structure (bulb is resident resp.) |
| Fences on Resident's Lot | Exterior lightpost (bulb is resident resp.) |
| Fire sprinkler system (Interior) | Fire control panels |
| Generators | Home and Common Grounds |
| Floors and finishes | All common area plantings and design |
| Gutters | Common and home irrigation system |
| Heating, plumbing, gas fixtures and conduits | Mailbox and post |
| including exterior flues, chimneys and active vents (dryer) | Resident driveway, walkway and entrance stoops |
| HVAC | Resident home exterior (original construction) |
| Interior Walls and coverings | Siding, trim, and fake vents |
| Landscape services beyond the scope of Coop contract | Roof shingles, flashing |
| Leaks (exterior) and resulting damage due to post-closing | * Garage doors (opening system is resident resp.) |
| installation; Ex- roof leak caused by solar panels | * Entrance and terrace doors, frames, bulkheads |
| Lighting and electrical fixtures (except exterior lightpost) | * Sashes and sills |
| Maintenance of Unit (includes sheetrock, framing, and | * Windows, window panes, window frames, seals |
| insulation to the siding) | * Original Porch Enclosures (resident is responsible |
| Pipes and wiring (inside and outside walls) | for screens, removable plexiglass or glass panels |
| but not beyond outside piping | and all exterior maintenance on all home additions |
| Plantings in excess of initial landscape specifications (1 Year | Pump Stations |
| Plantings per original design specifications | Retention ponds |
| Developer Warranty) and post-closing planting | Snow and trash removal |
| Exterior maintenance on all post-closing construction/additions | Tennis Courts |
| Post-Closing equipment and its conduits including satellite | Village Drive Entrance Features |
| dish and other receivers | Walking Trails beyond those maintained by CREA |
| Screens | |
| Shutters | |
| Solar Panels | |
| | |
| The expenses identified as "Coop Responsibility" are included in the Coop monthly fees and assessments. The expenses identified as | |
| "Resident Responsibility" shall be the responsibility of the Resident, except that a Coop Board may elect otherwise. For example, a | |
| board may elect to treat certain costs that would otherwise be "Resident Responsibility" as "Coop Responsibility" provided that such | |

**HIGHLAND GREEN
RESIDENT VS COOP
REPAIR/REPLACE
RESPONSIBILITY LIST**

| | | | | | |
|--|--|--|--|--|--|
| additional services are made available generally to all Residents of the Cooperative. | | | | | |
| Certain construction defects may be covered by the limited one year warranties provided by the construction companies and their subcontractors and by the developer of Highland Green. If any Resident has an issue which may be a construction or materials defect, please report it to the Director of HG Operations for review as to whether it is covered by any warranty. | | | | | |
| This Responsibility List is intended as a quick reference guide. However, nothing on this list shall operate in any way to change any of the terms and provisions of the Proprietary Leases or other Cooperative documents. | | | | | |