

Bedminster Square

Homeowner Maintenance Service and Responsibility Chart

This chart is based on the Declaration. Please note if any dispute arises as to whether an issue is covered by the Association or Homeowners for maintenance responsibility, such dispute shall be decided by the Architecture and Landscape Maintenance Committee and the Board of Directors.

	Homeowner	Association
Property Owner - Townhome		
A/C Units, Related Wires & Pipes		
Maintenance, Repairs, Replacement, Pad Under Unit	X	
Alarm Systems (Private Units)		
Maintenance, Repairs, Replacement	X	
Appliances/Hot Water Heater		
Maintenance, Repairs, Replacement	X	
Basements		
Water Seepage, Sump Pump Maintenance, Repair, Replacement	X	
Chimney/Fireplace		
Repairs, Maintenance, Replacement & Cleaning – Cap, Stack and Flu	X	
Dryer Vents		
Repairs, Cleaning, Replacement	X	
Doors (Entrance) Columns & Frames		
Painting Outside	X	
Painting Inside, Locks/Hardware, Maintenance, Repairs, Replacement	X	
Columns	X	
Doors (Sliding, Storm, Garage)		
Maintenance, Repairs, Replacement	X	
House Numbers	X	
Street		TOWNSHIP
Mailboxes		X
Lights/Entrance		
Maintenance, Repairs, Replacement, Bulb Replacement	X	
Sewer Line (Private)		
Cleaning, Repairs/Replacement of Unit Line	X	
Sidewalks (Private Access)		
Snow Removal	X	
Repairs	X	

	Homeowner	Association
Replacement	X	
Sidewalks (Public Access – In Front of Home)		
Snow Removal	X	
Repairs	X	
Replacement	X	
Sidewalks (Common Area)		
Snow Removal		X
Repairs		X
Replacement		X
Water Pipes		
Maintenance, Repairs, Replacement	X	
Water Spigot		
Repairs, Replacement, and Winterize/Summerize	X	
Windows & Frames		
Glass/Unit Replacement, Frame, Repairs, Painting	X	
Exterior Caulking	X	
Fences		
Common Area – Maintenance/Repairs/Replacement		X
Patio – Maintenance/Repairs/Replacement	X	
Yards – Maintenance/Repairs/Replacement	X	
Decks, Patios and Porches		
Snow Removal, Neat/Clean, Structural Repairs/Replacement	X	
Waterproof/Paint/Stain (w/Association approved color)	X	
Maintenance/Repairs of Railing and Flooring	X	
Replacement	X	
Tot Lots – Maintenance and Repair		X
Exterminating		
Inside Home	X	
Outside Home	X	
Parking Lots, Driveways and Drive Lanes		
Snow Removal - Driveways to Garage	X	
Maintenance & Repairs - Driveways to Garage	X	
Snow Removal – Drive Lanes		X

	Homeowner	Association
Maintenance & Repairs - Drive Lanes		X
Snow Removal – Parking Lots		X
Maintenance & Repairs – Parking Lots		X
Driveway Separation		
Stone Maintenance/Replacement	X	
Weed Control	X	
Exterior		
Siding Maintenance, Repair and Replacement	X	
Stucco Maintenance, Repair, and Replacement	X	
Power Washing	X	
Roof Vent Pipe		
Flashing Leaks, Replacement of Rubber Gasket/Boot	X	
Unit Structure		
Foundation	X	
Landscaping		
Grass Cutting – Common Areas		X
Grass Cutting - Yards		X
Mulch – Front Beds		X
Mulch – Side Beds (To End of Townhome)		X
Mulch – Back Beds (From End of Home)	X	
Mulch – Common Areas		X
Shrubbery Annual Pruning – Front Beds		X
Shrubbery – Removal/Replacement	X	
Leaf Removal – Homes and Common Areas		X
Tree Maintenance		
Replacement and Maintenance – Common Areas		X
Replacement and Maintenance – Front Yards		X
Replacement and Maintenance – Streets		X
Replacement and Maintenance – Side and Back Yards	X	
Replacement and Maintenance – Bed Trees	X	

	Homeowner	Association
Property Owner – Village Singles		
A/C Units, Related Wires & Pipes		
Maintenance, Repairs, Replacement, Pad Under Unit	X	
Alarm Systems (Private Units)		
Maintenance, Repairs, Replacement	X	
Appliances/Hot Water Heater		
Maintenance, Repairs, Replacement	X	
Basements		
Water Seepage, Sump Pump Maintenance, Repair, Replacement	X	
Chimney/Fireplace		
Repairs, Maintenance, Replacement & Cleaning – Cap, Stack and Flu	X	
Dryer Vents		
Repairs, Cleaning, Replacement	X	
Doors (Entrance) Columns & Frames		
Painting Outside	X	
Painting Inside, Locks/Hardware, Maintenance, Repairs, Replacement	X	
Columns	X	
Doors (Sliding, Storm, Garage)		
Maintenance, Repairs, Replacement	X	
House Numbers	X	
Street		TOWNSHIP
Mailboxes and Posts	X	
Lights/Entrance		
Maintenance, Repairs, Replacement, Bulb Replacement	X	
Sewer Line (Private)		
Cleaning, Repairs/Replacement of Unit Line	X	
Sidewalks (Private Access)		
Snow Removal	X	
Repairs	X	

	Homeowner	Association
Replacement	X	
Sidewalks (Public Access – In Front of Home)		
Snow Removal	X	
Repairs	X	
Replacement	X	
Sidewalks (Common Area)		
Snow Removal		X
Repairs		X
Replacement		X
Water Pipes		
Maintenance, Repairs, Replacement	X	
Water Spigot		
Repairs, Replacement, and Winterize/Summerize	X	
Windows & Frames		
Glass/Unit Replacement, Frame, Repairs, Painting	X	
Exterior Caulking	X	
Fences		
Common Area – Maintenance/Repairs/Replacement		X
Yards – Maintenance/Repairs/Replacement	X	
Decks, Patios and Porches		
Snow Removal, Neat/Clean, Structural Repairs/Replacement	X	
Waterproof/Paint/Stain (w/Association approved color)	X	
Maintenance/Repairs of Railing and Flooring	X	
Replacement	X	
Tot Lots – Maintenance and Repair		X
Exterminating		
Inside Home	X	
Outside Home	X	
Driveways and Drive Lanes		
Snow Removal - Driveways to Garage	X	
Maintenance & Repairs - Driveways to Garage	X	
Snow Removal – Drive Lanes		X
Maintenance & Repairs - Drive Lanes		X

	Homeowner	Association
Exterior		
Siding Maintenance, Repair and Replacement	X	
Stucco Maintenance, Repair, and Replacement	X	
Power Washing	X	
Roof Vent Pipe		
Flashing Leaks, Replacement of Rubber Gasket/Boot	X	
Unit Structure		
Foundation	X	
Landscaping		
Grass Cutting – Common Areas		X
Grass Cutting - Yards	X	
Mulch – All Beds	X	
Mulch – Common Areas		X
Shrubbery Annual Pruning	X	
Shrubbery – Removal/Replacement	X	
Leaf Removal – Common Areas		X
Tree Maintenance		
Replacement and Maintenance – Common Areas		X
Replacement and Maintenance – Front Yards	X	
Replacement and Maintenance – Streets	X	
Replacement and Maintenance – Side and Back Yards	X	
Replacement and Maintenance – Bed Trees	X	

	Homeowner	Association
Property Owner – Single Family Homes		
A/C Units, Related Wires & Pipes		
Maintenance, Repairs, Replacement, Pad Under Unit	X	
Alarm Systems (Private Units)		
Maintenance, Repairs, Replacement	X	
Appliances/Hot Water Heater		
Maintenance, Repairs, Replacement	X	
Basements		
Water Seepage, Sump Pump Maintenance, Repair, Replacement	X	
Chimney/Fireplace		
Repairs, Maintenance, Replacement & Cleaning – Cap, Stack and Flu	X	
Dryer Vents		
Repairs, Cleaning, Replacement	X	
Doors (Entrance) Columns & Frames		
Painting Outside	X	
Painting Inside, Locks/Hardware, Maintenance, Repairs, Replacement	X	
Columns	X	
Doors (Sliding, Storm, Garage)		
Maintenance, Repairs, Replacement	X	
House Numbers	X	
Street		TOWNSHIP
Mailboxes and Posts	X	
Lights/Entrance		
Maintenance, Repairs, Replacement, Bulb Replacement	X	
Sewer Line (Private)		
Cleaning, Repairs/Replacement of Unit Line	X	
Sidewalks (Private Access)		
Snow Removal	X	
Repairs	X	

	Homeowner	Association
Replacement	X	
Sidewalks (Public Access – In Front of Home)		
Snow Removal	X	
Repairs	X	
Replacement	X	
Sidewalks (Common Area)		
Snow Removal		X
Repairs		X
Replacement		X
Water Pipes		
Maintenance, Repairs, Replacement	X	
Water Spigot		
Repairs, Replacement, and Winterize/Summerize	X	
Windows & Frames		
Glass/Unit Replacement, Frame, Repairs, Painting	X	
Exterior Caulking	X	
Fences		
Common Area – Maintenance/Repairs/Replacement		X
Yards – Maintenance/Repairs/Replacement	X	
Decks, Patios and Porches		
Snow Removal, Neat/Clean, Structural Repairs/Replacement	X	
Waterproof/Paint/Stain (w/Association approved color)	X	
Maintenance/Repairs of Railing and Flooring	X	
Replacement	X	
Tot Lots – Maintenance and Repair		X
Exterminating		
Inside Home	X	
Outside Home	X	
Driveways		
Snow Removal - Driveways	X	
Maintenance & Repairs - Driveways	X	
Exterior		

	Homeowner	Association
Siding Maintenance, Repair and Replacement	X	
Stucco Maintenance, Repair, and Replacement	X	
Power Washing	X	
Roof Vent Pipe		
Flashing Leaks, Replacement of Rubber Gasket/Boot	X	
Unit Structure		
Foundation	X	
Landscaping		
Grass Cutting – Common Areas		X
Grass Cutting - Yards	X	
Mulch – All Beds	X	
Mulch – Common Areas		X
Shrubbery Annual Pruning	X	
Shrubbery – Removal/Replacement	X	
Leaf Removal – Common Areas		X
Tree Maintenance		
Replacement and Maintenance – Common Areas		X
Replacement and Maintenance – Front Yards	X	
Replacement and Maintenance – Streets	X	
Replacement and Maintenance – Side and Back Yards	X	
Replacement and Maintenance – Bed Trees	X	