

# The Point on Yarrow Bay Responsibility Matrix

| These regulations apply to the buildings as constructed. Any modifications or additions made by the homeowner may affect the interpretation of this table. |                      |          |                 |         |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|-----------------|---------|----------------------|
|                                                                                                                                                            | Assoc. = Association |          | H/O = Homeowner |         |                      |
| Description                                                                                                                                                | Approval             | Painting | Repair          | Replace | Service/<br>Cleaning |
| <b>Building Exterior</b>                                                                                                                                   |                      |          |                 |         |                      |
| Building Structure                                                                                                                                         | Assoc.               | Assoc.   | Assoc.          | Assoc.  | Assoc.               |
| Foundation                                                                                                                                                 | Assoc.               | N/A      | Assoc.          | Assoc.  | N/A                  |
| Crawl Space                                                                                                                                                | Assoc.               | N/A      | Assoc.          | N/A     | H/O                  |
| Door Frames                                                                                                                                                | Assoc.               | Assoc.   | Assoc.          | Assoc.  | H/O                  |
| Exterior Door Hardware                                                                                                                                     | Assoc.               | N/A      | H/O             | H/O     | H/O                  |
| Exterior Doors                                                                                                                                             | Assoc.               | Assoc.   | H/O             | Assoc.  | H/O                  |
| Door Screens (where permitted)                                                                                                                             | Assoc.               | N/A      | H/O             | H/O     | H/O                  |
| Sliding Doors                                                                                                                                              | Assoc.               | N/A      | H/O             | H/O     | H/O                  |
| Garage Door                                                                                                                                                | Assoc.               | Assoc.   | H/O             | H/O     | H/O                  |
| Garage Door Opener                                                                                                                                         | H/O                  | N/A      | H/O             | H/O     | H/O                  |
| Gutters & Downspouts                                                                                                                                       | Assoc.               | Assoc.   | Assoc.          | Assoc.  | Assoc.               |
| Roofing & Flashings                                                                                                                                        | Assoc.               | Assoc.   | Assoc.          | Assoc.  | Assoc.               |
| Siding & Trim                                                                                                                                              | Assoc.               | Assoc.   | Assoc.          | Assoc.  | Assoc.               |
| Skylights <sup>1</sup>                                                                                                                                     | Assoc.               | Assoc.   | Assoc.          | Assoc.  | H/O                  |
| Windows <sup>1</sup>                                                                                                                                       | Assoc.               | N/A      | H/O             | H/O     | H/O                  |
| Window Screens                                                                                                                                             | Assoc.               | N/A      | H/O             | H/O     | H/O                  |
| <b>Exterior Features</b>                                                                                                                                   |                      |          |                 |         |                      |
| Dryer Vents                                                                                                                                                | Assoc.               | Assoc.   | Assoc.          | Assoc.  | H/O                  |
| Air Vents                                                                                                                                                  | Assoc.               | Assoc.   | Assoc.          | Assoc.  | Assoc.               |
| Decks                                                                                                                                                      | Assoc.               | Assoc.   | Assoc.          | Assoc.  | H/O                  |
| Driveways <sup>2</sup>                                                                                                                                     | Assoc.               | N/A      | Assoc.          | Assoc.  | H/O                  |
| Light Fixtures                                                                                                                                             | Assoc.               | N/A      | Assoc.          | Assoc.  | H/O                  |
| Patios                                                                                                                                                     | Assoc.               | N/A      | Assoc.          | Assoc.  | H/O                  |
| <b>Exterior Utilities</b>                                                                                                                                  |                      |          |                 |         |                      |
| Cable TV Cables (entire system, exterior & interior)                                                                                                       | Comcast              | N/A      | Comcast         | Comcast | Comcast              |
| Electrical to & including meter base                                                                                                                       | PSE                  | PSE      | PSE             | PSE     | PSE                  |
| Electrical from meter to breaker panel                                                                                                                     | City, NEC            | N/A      | Assoc.          | Assoc.  | N/A                  |
| Electric breaker panel and thereon                                                                                                                         | City, NEC            | N/A      | H/O             | H/O     | H/O                  |
| Fire Extinguishers                                                                                                                                         | Assoc.               | Assoc.   | Assoc.          | Assoc.  | Assoc.               |
| Gas Supply to & including meter                                                                                                                            | PSE                  | Assoc.   | PSE             | PSE     | PSE                  |
| Gas entry pipe to appliances                                                                                                                               | Assoc.               | N/A      | Assoc.          | Assoc.  | N/A                  |
| Gas appliances                                                                                                                                             | H/O                  | N/A      | H/O             | H/O     | H/O                  |
| Telephone lines to & including interface                                                                                                                   | Verizon              | Assoc.   | Verizon         | Verizon | Verizon              |
| Telephone lines after interface                                                                                                                            | Verizon              | N/A      | H/O             | H/O     | H/O                  |
| Waste pipes to crawl space sewer lines                                                                                                                     | City                 | N/A      | H/O             | H/O     | H/O                  |
| Sewer lines, common in crawl space                                                                                                                         | City                 | N/A      | Assoc.          | Assoc.  | Assoc.               |
| Water supply to & including meter                                                                                                                          | City                 | N/A      | City            | City    | City                 |
| Water supply from meter to interior shut-off valve                                                                                                         | Assoc.               | N/A      | Assoc.          | Assoc.  | Assoc.               |
| Water supply from shut-off valve & thereon                                                                                                                 | City                 | N/A      | H/O             | H/O     | H/O                  |
| Hose Bibs                                                                                                                                                  | Assoc.               | N/A      | Assoc.          | Assoc.  | Assoc.               |
| Sump Pumps                                                                                                                                                 | Assoc.               | N/A      | Assoc.          | Assoc.  | N/A                  |
| <b>Building Interior</b>                                                                                                                                   |                      |          |                 |         |                      |
| Carpets                                                                                                                                                    | H/O                  | N/A      | H/O             | H/O     | H/O                  |

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|                                                                                                                                             |        |        |        |        |        |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--------|--------|--------|
| Gas Fireplaces                                                                                                                              | Assoc. | N/A    | H/O    | H/O    | H/O    |
| HVAC system                                                                                                                                 | H/O    | N/A    | H/O    | H/O    | H/O    |
| Water Heater                                                                                                                                | H/O    | N/A    | H/O    | H/O    | H/O    |
| Household Appliances                                                                                                                        | H/O    | N/A    | H/O    | H/O    | H/O    |
| Walls, floors, ceilings                                                                                                                     | H/O    | H/O    | H/O    | H/O    | H/O    |
| Common walls                                                                                                                                | Assoc. | H/O    | H/O    | H/O    | H/O    |
| Window coverings, visible from exterior                                                                                                     | Assoc. | H/O    | H/O    | H/O    | H/O    |
| <b>Interior Utilities</b>                                                                                                                   |        |        |        |        |        |
| Smoke Alarms                                                                                                                                | UL     | N/A    | H/O    | H/O    | H/O    |
| Fire Sprinkler System                                                                                                                       | UL     | N/A    | Assoc. | Assoc. | Assoc. |
| Fire Detection / Notification System                                                                                                        | UL     | N/A    | Assoc. | Assoc. | Assoc. |
| Burglar Alarm System                                                                                                                        | UL     | N/A    | H/O    | H/O    | H/O    |
| Plumbing Fixtures                                                                                                                           | N/A    | N/A    | H/O    | H/O    | H/O    |
| Pests / Rodents                                                                                                                             | N/A    | N/A    | H/O    | N/A    | H/O    |
| Pests / Insects                                                                                                                             | N/A    | N/A    | Assoc. | N/A    | Assoc. |
| <b>Common Utilities</b>                                                                                                                     |        |        |        |        |        |
| Street & Common Lighting                                                                                                                    | Assoc. | N/A    | Assoc. | Assoc. | Assoc. |
| Fire Alarm Systems                                                                                                                          | City   | N/A    | Assoc. | Assoc. | Assoc. |
| Irrigation System                                                                                                                           | Assoc. | N/A    | Assoc. | Assoc. | Assoc. |
| Storm water Sewers                                                                                                                          | City   | N/A    | Assoc. | Assoc. | Assoc. |
| Sanitary Sewers                                                                                                                             | City   | N/A    | Assoc. | Assoc. | Assoc. |
| Carwash Plumbing and Water                                                                                                                  | City   | N/A    | Assoc. | Assoc. | Assoc. |
| <b>Common &amp; Limited Common Property</b>                                                                                                 |        |        |        |        |        |
| Landscaping (common & limited common) <sup>3</sup>                                                                                          | Assoc. | N/A    | Assoc. | Assoc. | Assoc. |
| Fences                                                                                                                                      | Assoc. | Assoc. | Assoc. | Assoc. | Assoc. |
| Footpaths                                                                                                                                   | Assoc. | N/A    | Assoc. | Assoc. | Assoc. |
| Mailboxes                                                                                                                                   | Assoc. | Assoc. | Assoc. | Assoc. | Assoc. |
| Entry Sign                                                                                                                                  | Assoc. | Assoc. | Assoc. | Assoc. | Assoc. |
| Regulation Signs                                                                                                                            | City   | N/A    | Assoc. | Assoc. | Assoc. |
| Instructional Signs                                                                                                                         | Assoc. | N/A    | Assoc. | Assoc. | Assoc. |
| Streets                                                                                                                                     | City   | N/A    | Assoc. | Assoc. | Assoc. |
| Street Drainage                                                                                                                             | Assoc. | N/A    | Assoc. | N/A    | Assoc. |
| Sidewalks                                                                                                                                   | Assoc. | N/A    | Assoc. | Assoc. | Assoc. |
| Main Bridge                                                                                                                                 | Assoc. | Assoc. | Assoc. | Assoc. | Assoc. |
| Footpath Bridges                                                                                                                            | Assoc. | N/A    | Assoc. | Assoc. | Assoc. |
| Ground Drainage                                                                                                                             | Assoc. | N/A    | Assoc. | N/A    | Assoc. |
| Benches on Footpath                                                                                                                         | City   | N/A    | Assoc. | Assoc. | Assoc. |
| Carwash Structures                                                                                                                          | Assoc. | Assoc. | Assoc. | Assoc. | Assoc. |
| Patio Surfaces                                                                                                                              | Assoc. | N/A    | Assoc. | Assoc. | H/O    |
| Decks <sup>4</sup>                                                                                                                          | Assoc. | Assoc. | Assoc. | Assoc. | H/O    |
| Expenses for repair or replacement of items damaged by homeowner shall be collected from homeowner.                                         |        |        |        |        |        |
| This includes premature failures due to actions by homeowner.                                                                               |        |        |        |        |        |
| <sup>1</sup> Exterior Windows and skylights must be cleaned by licensed bonded contractors.                                                 |        |        |        |        |        |
| <sup>2</sup> Driveways are power washed every two years by association. Interim cleaning may be done by H/O or licensed, bonded contractor. |        |        |        |        |        |
| <sup>3</sup> Minor trimming and deadheading may be done by H/O in limited common areas.                                                     |        |        |        |        |        |
| <sup>4</sup> Deck railings and exterior doors may be 'touch up' painted by H/O using approved paint colors                                  |        |        |        |        |        |