

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.					
Description	Assoc. = Association		H/O = Homeowner		Service/ Cleaning
	Approval	Painting	Repair	Replace	
Building Exterior					
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 ¹	Assoc.	Assoc.	Assoc.	Assoc.	H/O
Windows ¹	Assoc.	N/A	H/O	H/O	H/O
Window Screens	Assoc.	N/A	H/O	H/O	H/O
Exterior Features					
Dryer Vents	Assoc.	Assoc.	Assoc.	Assoc.	H/O
Air Vents	Assoc.	Assoc.	Assoc.	Assoc.	Assoc.
Decks	Assoc.	Assoc.	Assoc.	Assoc.	H/O
Driveways ²	Assoc.	N/A	Assoc.	Assoc.	H/O
Light Fixtures	Assoc.	N/A	Assoc.	Assoc.	H/O
Patios	Assoc.	N/A	Assoc.	Assoc.	H/O
Exterior Utilities					
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 ³	Assoc.	N/A	Assoc.	Assoc.	Assoc.
Sump Pumps	Assoc.	N/A	Assoc.	Assoc.	N/A

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Building Interior					
Carpets	H/O	N/A	H/O	H/O	H/O
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
Interior Utilities					
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.
Common Utilities					
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.
Common & Limited Common Property					
Landscaping (common & limited common) ⁴	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 ⁵	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.					
¹ Exterior Windows and skylights must be cleaned by licensed bonded contractors.					
² Driveways are power washed every two years by association. Interim cleaning may be done by H/O or licensed, bonded contractor.					
³ Hose bibs without foam covers that are damaged by freezing temperatures are the responsibility of the H/O.					
⁴ Minor trimming and deadheading may be done by H/O in limited common areas.					
⁵ Deck railings and exterior doors may be 'touch up' painted by H/O using approved paint colors					