

COLONIAL ACRES PHASE V RESPONSIBILITY GRID

BUILDING EXTERIORS

	Responsibility		Comments
	Cooperative	Member	
Roof and Related Items			
Roofing & Flashing	X		
Roof Vents	X		
Kitchen Skylights	X		
Sun Tunnels		X	Installation of new sun tunnels is not allowed.
Siding and Related Items			
Vinyl Siding & Brickwork	X		If damaged by occupant, costs will be billed to unit.
Gutters & Downspouts	X		Replacement in conjunction with roof replacements.
Cleaning	X		
Repairs	X		If damaged by occupant, costs will be billed to unit.
Building Walls and Perimeter			
Wall Supports & Foundation	X		
Perimeter Drain Tiles	X		
Utility Meters	X		Management Company will contact service provider.
Outside Water Spigots	X		Front and rear.
Entry Doors & Storm Doors		X	Includes caulking. See rules for allowed colors.
Sliding Glass Doors		X	Including those located in sun rooms.
Doorbells		X	
Windows		X	Includes caulking. See rules for allowed colors.
Awnings		X	See rules for allowed colors.
Sunrooms		X	Exterior must match main building
Rear Decks/Patios/Slabs		X	Includes patio roof and sides.
Antennas & Satellite Dishes		X	No mounting on building/roof/courtyard walls.
Air Conditioners - Central		X	Includes condensers/compressors
Air Conditioners - Window		X	
Bus Stops			
Wood/Brick/Cement	X		Includes painting, excludes obstructed surfaces.
Address/Bldg/Unit Numbers	X		
Sidewalk Lighting	X		Includes fixtures, photocalls and lightbulbs
Gutters & Downspouts		X	
Courtyards			
Walls - Brick & Wood Fencing	X		Includes painting, excludes obstructed surfaces.
Cement Path & Stairs			
Unmodified from Original	X		Cement walk and steps, wooden porch w/railings.
Modified from Original		X	Includes pavers and decking.
Interior Landscaping		X	
Interior Lighting		X	
Exterior Landscaping			Strip between outer wall and sidewalk.
Unmodified from Original	X		Includes plant maintenance and weed control.
Modified from Original		X	Includes plant maintenance and weed control.

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BUILDING INTERIORS			
	Responsibility		
	Cooperative	Member	Comments
Utility Services			
Gas Lines			
Before Unit Shut-Off Valve	X		
Shut-Off Valve in Unit	X		
Lines to Furnace/Water Heater	X		
All Other Interior Lines		X	
Water Lines			
Main Building Water Line	X		
Before Unit Shut-Off Valve	X		
Shut-Off Valve in Unit	X		
All Other Interior Lines		X	
Electrical System		X	Includes wiring, circuit breakers, outlets, switches.
Appliances			
Furnaces & Boilers	X		Includes annual filter replacement at inspection.
Radiators & Lines	X		If damaged by occupant, costs will be billed to unit.
Duct Cleaning		X	
Air Conditioning Units		X	
Humidifiers		X	
Thermostats		X	
Water Heaters	X		
Water Treatment Systems		X	Water Softeners, filters, and reverse osmosis.
Sump Pumps	X		
Gas Fireplaces		X	
Kitchen Appliances		X	Includes garbage disposals.
Washer & Dryer		X	Includes dryer vents.
Structural			
Basement Foundation	X		Includes leak repairs.
Interior Walls - Weight Bearing	X		Repairs due to building structural defects.
Interior Walls - Other		X	
Drywall and Ceilings		X	
Interior Doors		X	
Floors and Flooring		X	
Finishing and Fixtures			
Plumbing Fixtures		X	Includes sinks, showers and toilets, pipes.
Finished Basements		X	Includes water damage from foundation leaks.
Light Fixtures		X	
Smoke Alarms & CO2 Detectors		X	Mandatory items.
Painting, Grout and Caulk		X	

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COMMON AREAS			
	Responsibility		
	Cooperative	Member	Comments
Grounds			
Lawn Maintenance	X		
Landscaping and Trees	X		
Walking Paths	X		
Irrigation Systems	X		
Ponds	X		
Roads and Storm Sewers	X		
Parking Areas	X		
Sidewalks and Curbs	X		
Entrance and Street Signs	X		Includes Clubhouse sign.
Underground Utilities	X		Management Company will contact service provider.
Snow Removal	X		
Courtyard Salting		X	
Rubbish Removal	X		Includes trash, recycling and yard waste through City.
Missed Pick-Up		X	Member to contact City of South Lyon.
Trash and Recycling Containers		X	Contact City or purchase individually.
Mailboxes	X		Management Company will contact Post Office.
Mailbox Keys		X	Member to contact Post Office for replacements.
Buildings			
Gazebos	X		
Clubhouse	X		Clubhouse Committee.
Clubhouse Entry Cards		X	There is a fee for replacement cards.
Pool	X		
Maintenance Buildings	X		
Pest Control	X		