

Rolling Hills Condominiums Responsibility Table 6/1/19

UPDATED OCTOBER 2025

Item	Association			Unit Owner		
	Maint.	Repair	Replace	Maint.	Repair	Replace
Air Conditioner & Ductwork				X	X	X
Added Modification To Unit				X	X	X
Appliances				X	X	X
Bathtub & Faucets				X	X	X
Cabinets, All Rooms				X	X	X
Ceiling Fans				X	X	X
Chimneys	X	X	X			
Chimney Caps	X	X	X			
Concrete Stoop	X	X	X			
Decks Original Designs	X	X	X			
Decks Enhanced/Owner Pays Diff.				X	X	X
Driveway	X	X	X			
Electrical Panel and Circuit Breakers				X	X	X
Electrical Switches & Receptacles				X	X	X
Electrical Wiring Your Unit				X	X	X
Electrical Wiring Both Units	X	X	X			
Entry Sign & Lighting	X	X	X			
Exhaust Fans				X	X	X
Extermination-Inside Unit				X	X	X
Extermination-Outside Unit				X	X	X
Exterior Dormers (Excluding Windows)	X	X	X			
Fireplace				X	X	X
Flashing Above Doors/Windows	X	X	X			
Flashing On Roof	X	X	X			
Floor Coverings				X	X	X
Front Condo Beds Weeding, Mulching, Pruning	X	X	X			
Front Door & Side Light Windows				X	X	X
Front Door Hardware				X	X	X
Front Porch	X	X	X			

Item	Association			Unit Owner		
	Maint.	Repair	Replace	Maint.	Repair	Replace
Furnace & Humidifier				X	X	X
Interior Doors & Hardware				X	X	X
Interior Drywall				X	X	X
Interior Lighting Fixtures				X	X	X
Garage Door				X	X	X
Garage Door Opener				X	X	X
Garbage-Trash Pick-UP	X	X	X			
Gutters And Downspouts	X	X	X			
Lawn Cutting	X	X	X			
Lawn Fertilizer / Weed Control	X	X	X			
Light Fixture, Front Door	X	X	X			
Light Bulb, Front Door						X
Light Fixture, Garage	X	X	X			
Light Fixture, Photo Cell O/S Garage				X	X	X
Light Bulb, O/S Garage						X

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Light Fixture , Patio/Deck	X	X	X			
Light Bulb, Patio/Deck						X
Mailbox	X	X	X			
Mound Maintenance/Replacement	X	X	X			
Painting, Interior & Wallcoverings				X	X	X
Painting, Exterior	X	X	X			
Patio/Deck Doors				X	X	X
Patio Door Hardware				X	X	X
Patios	X	X	X			
Plugged Drains				X	X	X
Plumbing Inside Building				X	X	X
Plumbing Outside Building				X	X	X
Roof & Roof Vents	X	X	X			X
Satellite Dish & Cabling				X	X	X
Screens For Windows				X	X	X
Screens For Patio,Deck & Front Doors				X	X	X
Septic Tanks and Lift Pump	X	X	X			
Showers & Faucets				X	X	X

Item	Association			Unit Owner		
	Maint.	Repair	Replace	Maint.	Repair	Replace
Shrubs, Mulch & Trees Planted by Developer	X	X	X			
Shrubs, Mulch & Trees @ Septic Tanks	X	X	X			
Side & Rear Beds				X	X	X
Sidewalks, To Front Door	X	X	X			
Siding/Trim	X	X	X			
Sinks & Faucets				X	X	X
Skylights				X	X	X
Smoke Detectors				X	X	X
Snow Removal, Driveway	X	X	X			
Snow Removal, Front Side Walk	X	X	X			
Snow Removal Road	X	X	X			
Storm Doors				X	X	X
Street Maintenance	X	X	X			
Sump Pump				X	X	X
Toilets				X	X	X
Thermostats				X	X	X
Tuck Pointing	X	X	X			
Water Conditioners				X	X	X
Water Heater				X	X	X
Water Pressure Tanks	X	X	X			
Water Spigot, Outside				X	X	X
Watering Lawn, Shrubs, Trees				X		
Wells and Well Pumps	X	X	X			
Window Glass				X	X	X
Window Replacement				X	X	X
Window Inside Staining/Maintenance				X	X	X