

RIVERWOOD
ASSOCIATION VERSUS OWNER RESPONSIBILITY
CHECKLIST

ITEM	ASSOC. RESPONSIBILITY	OWNER RESPONSIBILITY
COMMON AREAS Per Declarations		
Old Mill Drive	X	
Land	X	
Walkways (concrete)	X	
Driveways (asphalt)	X	
Parking Areas (asphalt)	X	
Fences-Association Installed	X	
Water Main Easement	X	
Property Drainage- TBD by BOD	X	X
Sump Pumps and pump outlets	X	
Equipment Shed	X	
Guardrails-TBD by BOD	X	X
Lighting-Parking lot	X	
Municipal water and sewer	X	
LIMITED COMMON AREAS Per Declarations		
Front Courtyard Area (regular maintenance, weed control)		X
Front Courtyard Area (repairs)	X	
Back Patio (replacement)		X
Back Patio (repair) to original aggregate stone	X	
Back Retaining Walls- TBD by BOD	X	X
OTHER per Declarations or Board of Directors		
HVAC System (A/C and Heat)/Water Heater		X
Plumbing/Garbage Disposals		X
Water spigot-exterior	X	
Water spigot valves-interior		X
Roof repair and replacement	X	
Gutter and downspout repair and replacement	X	
Chimney caps	X	
Exterior bathroom roof vents	X	

ITEM	ASSOC. RESPONSIBILITY	OWNER RESPONSIBILITY
Exterior dryer vent covers	X	
Siding/flashing/trim boards/surface boards	X	
Lighting-Exterior Garage Fixtures	X	
Lighting-Exterior Front Door Fixtures (black or dark brown, similar style)		X
Lighting-Exterior Back Patio Fixtures (black or dark brown, similar style)		X
Lighting- Decorative such as solar (black or brown, similar style)		X
Touch-up painting (paint provided by the Association)	X	
Asphalt maintenance and repairs	X	
Mailboxes (gray only)/Mailbox station repairs	X	
Doors (front, storm, patio)		X
Windows/Skylight/Solar tubes		X
Gutter cleaning	X	
Tree trimming and removal	X	
Dryer vent cleaning		X
Foundation damage TBD by BOD	X	X
Antennas/Dishes (no roof mounting and per BOD approval)		X
Crawling Insect Treatment		X
Stinging Insect Treatment (Association-only if in a contract)	X	X
Signage	X	
House numbers (black reflective)		X
Snow and Ice Control	X	
Radon testing or control		X
Water and Sewer	X	
Undecorated interior walls, ceilings, floors due to exterior damage	X	
Unit Electricity		X
Insurance on the exterior of buildings/units	X	
Insurance on wall/floor finishings, furnishings, & personal property		X
Garage Floor/Garage Door (color-association paint specs)		X