

Ponds on Midway Home Owners Association

Maintenance, Repair, and Replacement Matrix

To Comply with Minnesota State Law

Original 7-23-18

Revised 9-26-18; 10-1-18

This matrix is intended as a guide for association residents who have questions about the distribution of maintenance, repair, and replacement responsibilities between themselves and Ponds on Midway Home Owners Association. This is not intended to be a complete list of every component, and may not address every maintenance situation. Please contact the POM-HOA President if you have any questions.

Item	Association's Responsibility	Homeowner's Responsibility
Air Conditioner Pads		X
Air Conditioning Equipment (all parts servicing system, including condenser/compressor servicing the Unit and all pipes, conduits and wires regardless of location)		X
Air Conditioning Weep Lines		X
Appliances (including water supply lines to/from appliances)		X
Arbor		X
Asphalt paving (maintenance & repair)		X
Attics (cleaning and maintenance)		X
Bathtubs		X
Boilers (hot water)		X
Brick/Stone (maintenance of exterior building surface(s))	X Reserves after Insurance	
Brick/Stone (replacement)		X
Building Structure (repair)	X Reserves after Insurance	
Cabinets and Cabinetry (within homes)		X
Carbon Monoxide Detectors		X
Ceilings		X
Common Areas	X	
Common Area Next to Roadway	X	
Common Park Area	X	
Common Ponds/Stream Areas	X	
Common Wooded Area	X	
Concrete Pads		X
Decks (repair and cleaning)		X
Deck Structure		X

Item	Association's Responsibility	Homeowner's Responsibility
Detectors (smoke and carbon monoxide for homes)		X
Dishwashers (including water supply and drainage lines)		X
Diverter Valves for Showers (within homes)		X
Door Bells (within homes)		X
Doors/Door Frames, Exterior and Interior (replacement, repair, and painting of exterior surfaces)		X
Doors/Door Frames, Exterior and Interior (replacement, repair, and painting of interior surfaces)		X
Door Hardware, locks and keys		X
Door Seals, Insulation, and Weather Stripping		X
Drainage Facilities (lot landscaped areas and swales)		X
Drainage Facilities (ditches)	Township Responsibility	
Driveways		X
Dryer Vents (cleaning, maintenance, repair and replacement)		X
Dryrot and Pest Damage		X
Drywall (within units)		X
Electrical Fixtures and Plugs		X
Electrical Wiring		X
Exterior Lighting Fixtures		X
Exterior Hose Bibs		X
False Ceilings		X
Fans (kitchen and bathroom)		X
Fences		X
Fireplaces (maintenance, repair, replacement of firebox, flue, chimney, spark arrestor, spark arrestor cap, etc.)		X
Fixtures (within home, including water supply lines to/from)		X
Flooring (within home)		X
Foundations		X
Framing		X
Front Porches/Stoops		X
Furniture and Furnishings		X
Garage Door Openers (mechanical opening equipment, openers/remotes)		X
Garage Doors		X
Garage Interiors		X
Garage Structure (maintenance, repair, replacement)		X
Gas Shut Off Valve		X
Glass Windows, including: <ul style="list-style-type: none"> • Glass within doors • Window screens • Frames 		X

Item	Association's Responsibility	Homeowner's Responsibility
Gutters and Downspouts (maintenance, repair, and replacement)	X Operating Budget (If damaged, Reserves after Insurance)	
Heating Equipment (unit, all parts including Condenser/compressor and all pipes, conduits and wires)		X
HVAC		X
Housing Costs (incurred if repairs require move out)		X
Improvements (upgrades to home interiors)		X
Insulation		X
Interior Finished Surfaces, including: <ul style="list-style-type: none"> • Baseboards • Ceilings • Floors • Floor coverings • Painted surfaces • Walls 		X
Kitchen Appliances		X
Landscaping (limited common area)		X
Lawn Aeration	X Operating Budget	
Lawn Mowing and Trimming	X Operating Budget	
Lawn Raking/Blowing (limited common area)		X
Lawn Raking/Blowing (common area)	X Operating Budget	
Lawn Watering		X
Lawn Weed and Fertilize	X Operating Budget	
Lighting (exterior and interior)		X
Mailbox	X Operating Budget	
Mailbox Structures	X Operating Budget	

Item	Association's Responsibility	Homeowner's Responsibility
Meeting Space Fee	X Operating Budget	
Mold/Asbestos/Toxics Remediation		X
Natural Gas Lines		X
Odors (repair, closure or sealing of home penetrations allowing odors or smells to exit or enter home)		X
Open Spaces/Common Area (including benches, firepit, ponds, wooded areas, etc.)	X Operating Budget	
Owner Modifications, Installations, and Improvements		X
Painting (interior)		X
Patios (maintenance, repair, cleaning, and replacement)		X
Personal Property		X
Pest Eradication (within home)		X
Pest Eradication (outside home)		X
Plumbing		X
Property and Liability Insurance (not to include interior of homes)	X Operating Budget	
Retaining Walls (common area)	X Reserves	
Roofs and Shingles	X Reserves	
Sewer Lines		X
Showers (within home)		X
Shower Valves (within home)		X
Shrub Maintenance	X Operating Budget	
Sidewalks and Walkways		X
Siding	X Reserves	
Sinks, Faucets, and Drains (within home, including water supply lines)		X
Skylights		X
Smoke Detectors/Alarms		X
Snow Removal	X Operating Budget	
Solar Devices—Mailboxes and Signs (common area)	X Operating	

Item	Association's Responsibility	Homeowner's Responsibility
Storage Cabinets and Shelves (within home)		X
Telephone Lines (including lines running to the main box in each building)		X
Television Cables (including television/cable service lines)		X
Toilets (within homes, including water supply lines)		X
Trees on Limited Common Area (trimming, maintenance, and removal)		X
Trees on Common Area (trimming, maintenance, and removal)	X Operating Budget	
Underground Propane Tanks (maintenance or removal)		X
Waste Removal	X Operating Budget	

Other Owner Responsibilities:

Any damage to any part of the Complex caused by negligent or willful acts or omissions of the owner and/or owner's family, lessees, tenants, licensees, guests, invitees, and/or contract purchasers.

Any damage resulting from problems that originate from the Unit as described in the CC&Rs, particularly those items maintained exclusively by that Unit owner(s).