

The following is a summation of services provided by **Cottages at Woodridge** Homeowners Association as well as services that are the responsibility of the homeowner. For a complete description of areas of responsibility, refer to the Cottages at Woodridge Declarations of Covenants, Conditions and Restrictions.

Item	Responsibility
Lawn Care (Mowing & Fertilizing)	Association
Landscaping Maintenance & Replacement	Association
Lawn Care of areas behind fenced in patios.	Homeowner
Sprinkler System (Water, Maintenance, Start Up, & Winterization)	Association
Irrigation of Newly Planted Shrubbery (generally 1st year in extreme heat – please water twice per week, deep soak approximately 20 minutes per time) *After newly installed shrubs should be watered twice per week for 1st four weeks	Association
Snow Removal – Streets, Driveways & Sidewalks (2” Minimum)	Association
Painting – Home Exterior	Association
Painting –Exterior Doors & Windows	Homeowner
Painting Repair	Association
Roof Repair/Maintenance	Association
Trash Service	Association
Recycling Service	Association
Irrigation Water	
Common Area	Association
Individual Homes	Association
Exterior Building Casualty Insurance	Association
Interior and Content Insurance	Homeowner
Property Insurance Deductible	Homeowner
Driveways & Sidewalks (Repair and Replacement)	Association

Chimney Flue Caps	Association
Patio Concrete / Front Porches	Homeowner
Patio Enclosure/Fencing	Homeowner
Decks & A/C Pads	Homeowner
Windows/Doors/Screens Includes frames, sashes and Hardware.	Homeowner
Lights on Exterior of Home	Homeowner
Gutters Downspouts Cleaned Out as needed	Association
Gutter Replacement	Association
Pest Control	Homeowner