

**IF IT'S BROKEN, WHO IS RESPONSIBLE?**

Neglect or misuse will be the responsibility of the Homeowner. Many additions on the outside of your home must have prior approval from the Association. Refer to other sections of this Resident Guide for specific requirements. If you have any questions, contact the Association.

AMHURST	HOMEOWNER	CATEGORY DESCRIPTION
	■	Furnace/Air Conditioner, Condenser Concrete Pad, Exterior A/C Switch Box
	■	All Appliances, including Water Heater/Softener
	■	Garage - Slab, Sheet Rock, Steps (Interior/Exterior)
	■	Garage Door Tracks, Cables, Springs, Rubber Seal, Locks, Keys
	■	Electric Garage Door Mechanism, Emergency Release Mechanism
■		Garage Door Panels – Repair/Replace/Painting
■		Garage Door Molding/Frame
■		Exterior Entry Doors – Front/Garage, Painting, Hinges (standard doors only)
	■	Locks, Keys, Deadbolts, Handles, Knobs, Weather Seals, Upgraded Entry Doors
■		Roofs, Exterior Brick/Siding, Unit Numbers
■		Gutters/Downspouts – Cleaning/Repair
■		Exterior Vents – Roof, Furnace, Sewer, Dryer
	■	Dryer Vent/Ducting Cleaning
	■	Building Foundation, In-Slab Heating/Cooling Ducts, Floor/Wall Coverings
	■	Insulation – Walls/Attic
	■	All Electrical Fixtures & Fittings, Antennas/Cable
	■	Interior/Exterior Plumbing Fixtures/Faucets/Fittings
■		Fences (Posts Dislodged Due to Gates Are Not Maintained by The Association)
	■	Fence Gates/Hardware, Patio & Redwood Dividers
	■	Front/Garage Light Fixtures/Bulbs
	■	All Improvements - Interior/Exterior by Current and Past Homeowners
	■	Landscaping by Prior Homeowners, such as all lights/planters/retaining walls, etc.
	■	Tubular Skylights - Including any Future Roof/Re-Roof Adjustments
	■	Fireplace Air Vent, Chimney Cap
	■	Pest Control
■		Common/Shared Plumbing, Drains/Stacks - Serving More than One Home
■		Exterior Windows (when warped/out-of-true only)
	■	Interior Wood Window Frames/Molding
	■	Patio Door/Side Light Pane Seal Leak/Glass/Locks
	■	Storm Doors, All Window/Door Screens
■		Security and Walkway Lights
■		Sidewalks