

# LANTERN HILL PROPERTY OWNERS ASSOCIATION

## RESPONSIBILITY CHART

<b>COMMON AREAS (OPEN SPACE E, F, G, H)</b>	<b>ASSOC.</b>	<b>HOME OWNER</b>	<b>OTHER</b>
LAWN MAINTENANCE: Mowing, edging, fertilizer, seeding	X		
PLANTING BED MAINTENANCE: Edging, mulching, weeding	X		
TREE & SHRUB MAINTENANCE: Pruning, replacement	X		
ALLEYS, PARKING AREAS, CURBS: Maintenance, repair, replacement	X		
Snow removal	X		
SIDEWALKS: Maintenance, repair, replacement	X		
Snow removal	X		
GAZEBO: Maintenance, repair, replacement	X		
FOOT BRIDGE: Maintenance, repair, replacement	X		
Snow removal	X		
STREETLIGHTS/LAMPPOSTS: Maintenance, repair, replacement	X		

### **CONTROLLED FACILITIES (Individual Lots)**

LAWN MAINTENANCE: Mowing, edging, fertilizer	X		
Seeding, sodding		X	
PLANTING BED MAINTENANCE (front and side beds only): Edging, mulching, weeding	X		
PLANTING BED MAINTENANCE (rear beds): Edging, mulching and weeding		X	
SHRUB MAINTENANCE (front and side beds only): Pruning	X		
SHRUB MAINTENANCE (rear beds): Pruning		X	
SHRUB MAINTENANCE (all shrubs): Replacement		X	
TREE MAINTENANCE: Pruning, maintenance and replacement		X	
INDIVIDUAL ENTRY WALK, PORCH, PATIO & STEPS: Repair, maintenance, replacement		X	
Snow removal		X	

	<b>ASSOC</b>	<b>OWNER</b>	<b>OTHER</b>
ENTRY LIGHTING: Repair, maintenance, replacement		X	
DOORS AND WINDOWS: Repair, maintenance, replacement		X	
Periodic repainting	X		
ROOFING MATERIALS: Maintenance, repair, misc. replacement		X	
Leak repair		X	
Shingle replacement at end of 25 yr. life	X		
GUTTERS & DOWNSPOUTS: Maintenance, repair, replacement		X	
Cleaning		X	
EXTERIOR BUILDING SURFACES: (Brick, stucco, siding, trim, shutters, etc) Maintenance, repair, replacement		X	
DRIVEWAY: Maintenance, repair, replacement		X	
Snow removal	X		

**UNIT OWNER PROPERTY**

WATER & SEWER LINES: Maintenance, repair, replacement		X	
HVAC EQUIPMENT: Maintenance, repair, replacement		X	
ELECTRIC/PLUMBING: Maintenance, repair, replacement		X	
FOUNDATION & SLAB: Maintenance, repair, replacement		X	
INTERIOR OF HOME: Maintenance, repair, replacement		X	

**OTHER AREAS**

LANTERN DR, EDISON LN, WOODBRIDGE DR, CHANDLER CT: Maintenance, repair, replacement			X-Borough
Snow removal			X-Borough
STREETLIGHTS ON DEDICATED ROADS: Maintenance, repair, replacement			X-Borough
STREET & TRAFFIC SIGNS: Maintenance, repair, replacement			X-Borough
MAILBOX CLUSTERS: Maintenance, repair, replacement			X-Post Office
Locks, keys			X- Post Office
FIRE HYDRANTS: Maintenance, repair, replacement			X-Borough