The Residences at Bethel Woods

937-594-6136
Marysville, Ohio

HOA SERVICE

Maintenance Description	HOA	Owner	Notes
Snow Removal	X		2" for Community Sidewalks, 4" for Roads, Driveways and Home Sidewalks. Patios are not cleared.
Water and Sewer		X	
Rubbish Removal	X		
Maintenance and Repair of Common Elements and Facilities	X		Except in cases of Homeowner negligence (or the negligence of a homeowner's pet or guest), in which case, the responsible homeowner will pay for repair.
Maintenance and Repair of Patios, Windows, Window Frames, Doors, Garage Doors, Door Frames, Skylights and Fireplace Flues		X	Including outside garage and front door light bulbs.
Maintenance and Repair of HVAC System		X	
Cleaning of Gutters/Downspouts		X	
Landscape Maintenance & Replacements Common Elements	X		
Landscape Maintenance & Replacements Limited Common Elements (interior side-walk beds, patio areas, other areas per documents		X	
Weeding and Grass Clipping	X		
Watering - Normal Conditions		X	Applies to plants inside of Common Elements, not including grass areas.
Watering - Drought Conditions to Save Plants		X	Includes water cost in this situation, done at the Board's discretion.
Repair and Replacement of Mailboxes	X		
Mulching - Common & Limited Elements	X		
Pest Control - Outside the Home		X	
Pest Control - Inside the Home		X	
Window Washing		X	
Fencing Maintenance and Replacement	X		For Main Association Fence. Patio Fences are Homeowner's Responsibility.
Sidewalk and Driveway Repair and Replacement (based on HO Manual)	X		See Home Owners Manual (certain conditions apply)
Unit Security Systems		X	
Recreational Area Maintenance	X		
Interior Home Maintenance		X	

In general the HOA insures the parts of the building that the HOA maintains, and the homeowner insures the parts of the building that the homeowner is responsible for. However, all owners should give their home insurer a copy of the association declaration to be certain that they are appropriately covered.

Signature:_____ Date:_____

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