

THE HARDING GREEN ASSOCIATION

C/o Taylor Management Company
 100 East Hanover Avenue, 4th Floor
 Cedar Knolls, NJ 07927
 (973) 267- 9000

Responsibility Checklist

Description of Item(s)	Association Responsibility	Owner Responsibility
Unit Structural Components		
Foundation and Footings		X ***
Lally Columns		X ***
Girders/Beams/ Roof Trusses/ Floor and Ceiling Joists/ Wall Studs		X ***
Unit Components		
Roof-Shingles/ Sheathing/ Flashing	X	
Gutters/ Downspout/ Leaders/ Surface Drainage	X	
Exterior Building Surfaces – Siding	X	
Exterior Trim	X	
Exterior Staining/ Painting	X	
Soffits	X	
Exterior Drip Caps and Flashing	X	
Exterior Wall Sheathing/ Vapor Barrier	X	
Window Units – Sill/ Frame/ Glass/ Screens/ Washing		X ***
Exterior Door Units – Frame/ Jamb/ Handle/ Lock/ Weather Stripping		X ***
Storm Door		X ***
Exterior Lights (other than street lights)		X ***
Interior Doors		X
Skylights		X ***
Deck Maintenance	X**	
Deck Replacement		X**_***
Deck Staining/ Painting	X	
Garage Door and Opener		X ***
TV Dish Antenna		X ***
Outside Faucets and Connecting Frozen Pipes		X
Site Improvements		
Roadways and Parking Areas	X	
Belgian Block Curbing	X	
Driveways	X	
Concrete Walkways Street/ Entry Walks	X	
Front Stoops	X	
Landscape		
Maintenance (Lots and Common Property)	X	
Landscape Replacement (Common Property)	X	
Landscape Replacement (Lots)		X**_ ***
Pond – Including Bubblers and Electrical	X	
Fencing	X	
Tennis courts	X	
Pool	X	
Sprinkler Systems		X ***
Mulch	X	
Utilities*		
Main Water and Sewer Lines (Serving more than one unit and not the responsibility of the water authority)	X	
Heating/ Ventilating/ Air Conditioning Systems		X
Plumbing Systems (Serving the unit exclusively - whether inside or out)		X ***
Electrical Systems (Serving the unit exclusively - whether inside or out)		X ***
Sump Pumps and Interior Drain Lines		X ***
Water in Basement		X
Exterior Drain Lines	X	
Exterminator		
Interior		X
Exterior (excludes carpenter ants, termites)	X	

** See Covenants and Restrictions Article VIII

*** Requires Board of Trustees Written Approval Prior to Commencing any Work