

RESPONSIBILITY MATRIX	Updated 9-2017	Pg. 1			
Architectural and Landscaping Policies and Change Request Forms are in the directory and at riversidemanagement.com > Association Tab > Homeowner's Association > Savannah Grns					
Exterior / Structure	COMMENTS	HOA	OWNER	CC&R	REF #
Roof - Repair	Original – unmodified by owner	X		5.14 a	A1
Roof - Repair	Area modified by homeowner for, but not limited to, satellite dishes, awnings, attic fans, added skylights etc		X	5.06 a 5.14 a	
Roof - Replace	Per HOA Long-Term Plan	X		5.14 a	A2
Rain Gutters - Maintain	Original – unmodified by owner	X		5.14 a	A3
Rain Gutters - Repair/Clean	Original – unmodified by owner/ one yearly cleaning	X		5.14 a	A4
Rain Gutter – Cleaning	Regular cleaning not including the yearly cleaning		X	5.14a	
Rain Gutters - Replace	Per HOA Long-Term Plan	X		5.14 a	A5
Rain Gutters - Repair/Replace	If modified by homeowner or contractor, including patio area		X	5.14 a	
Siding - Repair	Original – unmodified by owner	X		5.14 a	A6
Siding - Replace	Per HOA Long-Term Plan	X		5.14 a	A7
Siding - Repair/Replace	If damaged by owner, visitor or your contractor		X	5.14 a	
Siding - Cleaning	Responsible for damage caused/no high-power washes		X	5.14a	
Porch Columns	Repair column, stucco, paint	X		5.14 a	A8
Stucco - Paint	In conjunction with siding replacement	X		5.14 a	A9
Door (Front) - Paint	Exterior of door facing common area, including frame and threshold	X		5.14 a	A10

Exterior/Structure Cont.	COMMENTS	Pg. 2	HOA	OWNER	CC&R	REF #
Door (Front)	Replace – Original – undamaged by owner		X		Per Policy	A11
Door (Front) – Replace/Repair	If damaged by owner, their visitor or their contractor			X	5.14 a	
Doors (Patio) (Plus Frame)	Paint/Repair/Replace - House-to-patio, garage-to-patio			X	5.14 a	
Doors Related Items	Hardware, thresholds, sweeps, doorbells, and frames.			X	5.14 b	
Faucets	Front exterior faucets only		X		5.14 a	A12
Faucets - Front / Altered	If altered by owner from original set up, owner is responsible for winter prep of alteration			X	5.14 a	
Windows - Maintain/ Repair/ Replace/ Clean	Including sashes, casements, frames, screens, and window panes.			X	5.14 a	
Patio Covers, Awnings, Shades etc.	Damage from approved or unapproved item attached to roof / structure / building			X	5.14 a	
Drainage - Maintain/Replace/ Repair	Owner alteration to drainage & any damage caused via landscape changes			X	5.12 7.01	
Vents - Fireplace	Front, outside, original		X		5.14 a	A13
Vents - Crawlspace	Unmodified by owner by grade or landscaping that impacts exterior vent protection		X		5.14 a	A14
House Numbers	Maintain /Replace Front and Back – Need approval for changes.			X		
Electrical Outlet / Front Porch	Maintain & Repair			X	5.14 a	
Interior						
Water Damage Repairs	Caused by water pipes & drains within interior walls walls & in crawlspace (includes damage by frozen pipes)			X	Per Ins. Agent	A15
Crawlspace	Insurance coverage of mold may be limited and owner paid deductible (\$1000) applies			X	Per Ins. Agent	A16
Attics	Insurance coverage of mold may be limited and owner paid deductible (\$1000) applies			X	Per Ins. Agent	A17

Interior Cont.	COMMENTS	Pg. 3	HOA	OWNER	CC&R	REF #
Interior by Item (not limited to)	Maintain, replace, repair, elec. wiring, fixture, plumb. components, appliances, A/C, heating, sewer disposal, fire & CO detectors and batteries			X	5.14 b	
Lighting						
Front In-Ground Lights	Repair, Replace, Maintain including bulbs & photo cell			X	5.14 a	
Front Door & Patio Entry Lights	Repair, Replace, Maintain including bulbs			X	5.14 b	
Garage Exterior Lights / Photo Cell			X		7.02	A18
Lamp Posts (individual)	Repair and Maintain			X		
Street Lights	Maintain, Repair, Replace		X		7.02 5.14 a	A19
Garage						
Overhead Doors	Maintain, repair, replace door, frames, opener, keypad, trim, and moldings			X	5.14 b	
Roads – Alleyways-Parking						
Roads/Streets, Alleyway, Front Parking Areas	Sealcoating and repair as needed, sweeping 2 x's per year, snow removal (as contracted)		X		5.14 a 7.01	A20
Private Parking Spots	Changes or Improvements requires ACC Approval			X	5.14 a	
Signs – Entrance & Street	Maintain, Repair, Replace		X		5.23 6.06 e	A21
Patio Area (Rear)						
Faucets	Maintain, Repair, Replace			X	5.14 a	
Hot Tubs, Fountains, Water Features	Repair any damage caused (Approved or Unapproved)			X	5.14 a	
Covers, Awnings, Shades, Satellite Dishes etc.	Any (approved or unapproved) item attached to the buildings, siding, fences, cement, or ground.			X	5.14 a	
Fencing Surface	Dirt, mold, rust stains removal			X	5.14a	
Landscaping	Maintain & Replace			X	5.14 a	

Patio Area (Rear) Cont.	COMMENTS	Pg. 4	HOA	OWNER	CC&R's	REF#
Overgrown Landscaping	That, impedes/blocks/damages building, siding, cement, gutters, fence, roof (not limited to)			X	5.14 h	
Gutters in Patio Area	Repair & Maintain rain gutters that have been modified & interfere w/HOA yearly maintenance			X	5.14 a	
Siding in Patio Area	Repair of siding caused by owner modification (Approved or Unapproved)			X	Per Ins. agent	
Sprinkler/ Watering Device	Maintain/Repair any damage caused by owner-installed device/system (do not tap into main sprinkler system)			X		
Common Areas						
Sidewalks & Front Walks	Follow Guidelines as set out by Ada County EXCLUDES Front Porches		X		5.14 a 7.01	A22
Downspouts/Drain System	Maintain, Repair those installed by HOA		X		5.14 a	A23
French Drains	Maintain, Repair those installed by HOA		X		5.12 a	A24
Retaining Walls (at Entrance)	Maintain & Repair		X		5.14 a	A25
Entrance Sign & Associated Lights	Maintain & Repair		X		5.14 a	A26
Fencing – Perimeter	Maintain/Repair – Example: Peachtree prop. line, State St., Business Park, South end by private homes		X		6.06f	A27
Mailboxes and Mailbox Numbers	Per ACC approved request (including stand)			X	5.22 Per Policy	
Sprinkler Systems	Original		X		5.14 a	A28
Landscaping						
Common Areas	Maintain (mow, water, edge)		X		5.14 a	A29
Trees & Shrubs	Maintain, water, replace original or items placed by HOA		X		5.14 a	A30
Landscaping Planted by Owner	Approved via Landscape Change Request (not Patio)		X		5.14 a 5.14 a	A31