

Last Updated 8/25/21

Saddlewood Homeowners Association, Inc.

Responsibility Chart

Item #	Task	Property Owner	Association
1	Repair, maintain, replace Deck or patio	X	
2	Repair/Replace Windows and Doors (including Front Door Sidelights and garage door)	X	
3	Repair/Replace Screen Door	X	
4	Animal/bird/bees/pest issues & infestation	X	
5	Replace trees & shrubs within Townhouse Lot Limits	X	
6	Repair/replace broken glass (except exterior lights)	X	
7	Repair Interior Drywall due to roof leaks	X	
8	Basement Leak	X	
9	Interior Chimney & Damper Maintenance or repairs	X	
10	Interior Repairs/Replacements/Maintenance	X	
11	Repair/replace all plumbing and electric	X	
12	Drainage Issues (except in Common Area)	X	
13	Repair/replace interior due to Fire damage	X	
14	Sump pump discharge piping	X	
15	Exterior utilities - water, sewer, gas, electric, cable, etc.#	X	
14	Replace Exterior Light Bulbs		X
15	Mow Lawns		X
26	Tree and Shrub Pruning		X
20	Replace trees & shrubs in Common Areas		X
16	Snow Plowing		X
17	Salting of Driveways and Walks		X
18	Exterior Front Door Painting		X
19	Garage Door Painting (unless damaged by Owner)		X
21	Repair and Stain Privacy fences		X
22	Clean Gutters		X
23	Exerior Staining and Painting (unless damaged by Owner)		X
24	Repair or Replace Chimney Cover/Spark Arrestor		X
25	Repair, maintain, replace Skylights		X*
27	Roof/Gutter/Flashing Replacement		X
28	Exerior Brick Tuckpointing and repairs		X
29	Repair/replace entrance walkway and stoop		X
30	Repair/Replace asphalt and concrete driveways		X
31	Common Area Drainage (unless issues caused by Homeowner)		X
32	Repair/replace exterior light fixtures		X
33	Repair/replace mailboxes		X
34	Pond Maintenance		X
35	Repair/replace exterior due to Fire damage (See Insurance Policy)		X
36	Repair, replace, maintain entrance sign		X
37	Repair, replace, maintain landscape walls in common area		X
38	Repair, replace siding due to woodpecker holes		X

* Owner notifies HOA, HOA provides repair or replacement, Owner responsible for cost

#Installation, modification, or repairs must be approved by the HOA

Saddlewood Homeowners Association, Inc. Standards

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#	Item	Description of Required Product/installation
1	Patio Door	Anderson 400 Series Frenchwood Gliding Patio Door, white vinyl clad exterior, painted interior or Anderson Series 200 Narrowline Gliding Patio Door, white vinyl clad exterior, painted interior (no blinds or grilles between-the-glass on either model)
2	Front Door	6 Panel Colonial Metal Door with sidelights that matches existing door and sidelites (no lites allowed in the 6 panel door), Color to match the Saddlewood Color Schedule
3	Windows - 1st & 2nd Flr	Anderson 400 Series Casement Windows, exterior white vinyl clad, interior painted, no blinds or grilles between-the-glass (Renewal by Anderson Windows are not acceptable)
3	Windows - Basement	The Saddlewood HOA does not have a standard for basement windows. The Owner can install a window that meets Village code. Homeowner must submit the proposed window to the HOA for approval prior to installatoin
4	Garage Door	Clopay Model 4050 - 16'X7', (8) Panel, 1 3/8" thick insulated garage door, galvanized hardware, PVC perimeter weather stripping, Door Field Painted to match Saddlewood's color Schedule; Vendor - Consoliodated Garage Doors, 630-761-1976, Michael Matusek
5	Patio's	<p>1. Installation the top of the pavers should be no higher than the top of the concrete foundation. 2. Ensure positive drainage by sloping the pavers away from the building. 3. Install a minimum of 6" of crushed stone below the pavers and compact to minimize future settlement. 4. Consider the impact of the new work with any existing window wells to ensure that they meet the current code and the top of the window well is at the top of foundation elevation at a minimum. 5. Provide a Plat of Survey drawing showing the rear yard dimension as well as the location and size of the patio. Without Plat of Survey, the HOA is unable to determine if your proposed plan will increase the depth of your patio from the building and is within your property boundaries. A Plat of Survey that shows the improvements will be made within the property boundary, allows the Board to review your plans. The Board is unable to approve any improvements that would extend beyond the property boundaries. 6. Please provide details for the manufacturer, color, and details for the proposed materials to be used. 7. If your deck/patio shares the privacy wall with your neighbor, it may need to be modified for this work. They are typically installed with vertical posts extended 30" in to the ground. 8. Paint exposed drainage piping to match the siding color. 9. The Board needs to inspect the Bay Window for wood rot and coordinate replacement if necessary (by the HOA). 10. The HOA needs to be notified when the project will be started, so they can review any issues with the Homeowner and Contractor. 11. Any damage to the lawn or landscaping must be repaired and re-established by the Homeowner, including watering as necessary to return the landscaping to its existing condition. 12. The HOA needs proof of an Insurance Certificate from the selected Contractor. 13. Dumpsters, if needed, can be placed in the driveway a maximum of one week. Please provide protection under the dumpster to prevent damage to the driveway.</p>
6	Radon Mitigation	<p>1. Radon Mitigation systems are required to be installed internally in each unit with the outlet exiting through the garage roof. 2. The Homeowner is required to submit a plan for the radon system to the Board that meets the requirments of the Village of Glen Ellyn Codes and the Illinois Administrative Code, Title 32, Section 422.150. Installers must be licensed to install radon systems in Illinois. 3. Radon Contractors must provide an insurance certificate naming the Saddlewood Howmeowners Association, Inc. as additional insured. 4. The HOA will provide roof flashing to maintain the current roof warranty. The Homeowner will be responsible for the cost of the roof flashing completed by the HOA's roofing Contractor. 5. The fan for the radon mitigation system must be installed inside the garage or within the Homeowner unit, not on the exterior of the building. 6. The radon pipe exiting the garage roof must be painted to match the roof color.</p>

Remember that all modifications to the exterior of your home, patios, decks, penetrations through the exterior walls, landscaping, lighting, signage, etc., and modification to interior walls requires Board Approval per the HOA Covenants. Homeowners need to submit plans with adequate detail for the Board to review and approve of the modifications.