

MAINTENANCE RESPONSIBILITY**HOMEOWNER****ASSOCIATION**

<u>UNIT OWNER PROPERTY</u>			
A/C Units/Related Wires & Pipes			
Maintenance, Repairs, Replacement, Pad under Unit	X		
Alarm Systems (Private Units)			
Maintenance, Repairs, Replacement	X		
Appliances/Hot Water Heater			
Maintenance, Repairs, Replacement	X		
Chimney/Fireplace			
Repairs, Cleaning Caps	X		
Flashing Leaks		X	
Dryer Vents			
Cleaning Repairs, Replacement	X		
Doors (Entrance) & Frames			
Painting Outside (on scheduled basis)		X	
Painting Inside, Locks & Hardware	X		
Maintenance, Repairs, Replacement	X		
Doors (Sliding & Storm)			
Maintenance, Repairs, Replacement	X		
House Numbers			
	X		
Lights/Entrance			
Maintenance, Repairs, Replacement, Bulb Replacement	X		
Sewer Line (Private)			
Cleaning Repairs and Replacement of Unit Line	X		
Skylights			
Flashing Leaks		X	
Repairs, Replacement, Cleaning	X		

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Stairway & Volume Space (From Exterior to 2" Floor Unit)			
Maintenance Repairs, Replacement	X		
Water pipes			
Maintenance Repairs, Replacement	X		
Windows and frames			
Glass & Unit Replacement, Frame Repairs	X		
Flashing Leaks, Re-Caulking		X	
LIMITED COMMON ELEMENTS			
Decks/Patios/Porches/Privacy Fences			
Snow Removal, Neat/Clean, Repairs	X		
Replacement , Repairs		X	
Painting on a scheduled basis		X	
Self-painting with approved colors	X		
Exterminating			
Inside Home/Outside Attached to Deck/Balcony	X		
Outside Attached to Building/Common Ground		X	
Roof Sewer vent Line			
Flashing Leaks		X	
Replacement		X	
ASSOCIATION PROPERTY/BUILDINGS			
Gutters, Downspouts and Splash Blocks			
Cleaning, Repair and Replacement		X	
Roofs			
Leaks, Repairs, Maintenance and Replacement		X	
Trim and Soffits			
Painting Maintenance Repairs, Replacement		X	
Unit Structure			
Foundation		X	
Slabs	X		

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Siding		
Painting Maintenance, Repairs, Replacement	X	
<u>ASSOCIATION PROPERTY GROUNDS</u>		
Common Roads, Parking Areas & Curbs		
Repairs, Replacement. Snow Removal	X	
Signage		
Maintenance, Repairs, Replacement	X	
Fences on Common Area		
Maintenance. Repairs. Replacement	X	
Lamp Posts/Site Lighting		
Maintenance Repairs, Replacement	X	
Retaining Wall		
Maintenance Repairs, Replacement	X	
Sewer Lines		
Maintenance Repairs, Replacement	X	
Lawn Vent Cap Replacement	X	
Sidewalks (Common)		
Snow Removal Repairs, Replacement	X	
Street Signage		
Maintenance, Repairs, Replacement	X	
Trash Enclosures		
Maintenance, Repairs, Replacement	X	
<u>ASSOCIATION PROPERTY LANDSCAPPING</u>		
Detention Basins/Swales		
Mowing Maintenance	X	
Lawn Maintenance		
Mowing Chemical Applications, Re-seeding Leaf Removal	X	

