

Breezewood Two Condominium Maintenance Responsibility Chart

The following is a general breakdown of those items that are the responsibility of the individual owner and the Association. Note HOA rules, polices and section 12.10 of the Declaration Creating Unit Ownership, Breezewood Two Condominium Regime govern this list. Should you have a questions regarding this listing or issues not listed, please contact the proper Property Management company for clarification.

Homeowner	Association
Appliances	Annual Termite Inspection- External
Cleanliness of Patios	Asphalt/Parking Area
Condo Unit Building Lights	Building Signage
Condominium Interior	Common Area Lights
Content Insurance	Common Area Planting/Scrubs
Door Bell, Knobs, Locks and Fixtures	Fencing
Exterior Building Surfaces, Electric Outlet, Faucet and Windows	Grass/Lawn Cutting Grass in Common Areas/Grounds per contract
Exterior Door & Shutters (must be same color)	Insurance-Building Structure, Common Areas and Liability
Fire Alarms – Inside unit	Mailboxes – Structure/Housing
Grass/Lawn (ensure grounds are free of trash, hazards & obstructions)	Riser Room Fire Alarm/Systems and Water Backflow
Gutters & Downspouts	Pest Control – Common Area (visible nest)
HVAC Repairs and Replacement	Sidewalks
Insurance – Interior & Roof	Trash Dumpster Service
Mailboxes – Locks & Doors	Trees Maintained per Landscape Contract
Pet Waste Cleanup	
Pest Control - Interior	
Roof Repairs, Leaks and Structure	
Trash – Bulk items, furniture, appliance etc	
Water cutoff valves - Interior	
Windows & Shutters	

Association approval is required and restrictions may apply for all satellites, cables (including underground), plants etc attached or located in common areas. All unit interiors (appliances, hot water heater, lights, doors, plumbing, mechanical, electrical, cabinetry, flooring, communications etc.) are the responsibility of the individual owner.