

NORTH POINT CONDOMINIUM ASSOCIATION
MAINTENANCE RESPONSIBILITY CHART
ASSOCIATION/OWNER RESPONSIBILITY (A=ASSOCIATION O=OWNER)

	ITEM	MAINTAIN	REPAIR	REPLACE	COMMENTS
I	Grounds				
1	Lawns	A	A	A	
2	Sidewalks	O	O	O	If specific to one condo
3	Main Entranceway	A	A	A	
4	Streets	A	A	A	
5	Parking Areas	A	A	A	
6	Driveways	A/O*	A/O*	A/O*	*Owner responsible for first 40' from garage door
7	Shrubs and Trees	A	A	A	Original plantings <u>only</u>
8	Street Lights	A	A	A	
9	Mailboxes	A	A	A	
10	Alternative Landscaping	O	O	O*	*Board Approval Required
II	Building Exteriors				
1	Gutters/Downspouts	A	A	A	
2	Roofs/Skylights	A	A	A	
	Skylights	A	A	A	
	Attic Fans	A	A	A	
	Flashing	A	A	A	"
	Roof Vents	O/A	O/A	O/A	Association Responsible for Exterior Structure of Vent as it Exits Roof
	Chimney	O	O	A*	* If part of original construction
	Wall Vents	O	O	O	
3	Siding				
	Wood	A	A	A	
	Brick	A	A	A	
4	Main Entry Door/Door Wall	O	O	O*	*Board Approval Required
	Hardware	O	O	O*	*Board Approval Required
	Trim	A	A	A	

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5	Garage Door	O	O	O*	*Board Approval Required
	Hardware	O	O	O*	*Board Approval Required
	Trim	A	A	A	
6	Storm/Screen Doors	O	O	O*	*Board Approval Required
7	Rear Door/Door Wall	O	O	O*	*Board Approval Required
	Hardware	O	O	O*	*Board Approval Required
	Trim	A	A	A	
8	Windows	O	O	O*	*Board Approval Required
	Hardware	O	O	O*	*Board Approval Required
	Screens	O	O	O	
	Trim	A	A	A	
	Exterior Caulk	A	A	A	
9	Patios and Decks				
	Painting	A	A	A	
	Concrete/Wood Surface	O	O	O	
	Alternative Patio	O	O	O*	*Board Approval Required
10	Exterior Lighting				
	Post Lamps	O	O	O*	*Board Approval Required
	Spot Lights	O	O	O*	*Board Approval Required
	Landscaping Lights	O	O	O*	*Board Approval Required
	Patio Lights	O	O	O*	*Board Approval Required
	Entry Door Lights	O	O	O*	*Board Approval Required
11	Heat Tape (if installed)	O	O	O	
12	Door Bells	O	O	O	
13	Wood Trim	A	A	A	
14	Electrical Outlets				
	Inside Unit	O	O	O	
	Inside Patio	O	O	O	
	Outside Unit	O	A	A	

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15	Caulking				
	Interior	O	O	O	
	Exterior	A	A	A	
16	Exterior Water Spigots	A	A	A	
	Shutoff Inside Unit	O	O	O	"
17	Heat Pumps	O	O	O	
	Concrete Pads	O	O	O	
	Condensers and Lines	O	O	O	
18	Electric Lines				
	Outside Unit	A	A	A	
	Inside Unit	O	O	O	
19	Exterior Fuse Box (Mains)				
	Fuses	O	O	O	
	Circuit Breakers	O	O	O	
20	House Numbers	A	A	A	"
21	Cable/Satellite TV				
	Cable Wiring	O	O	O	
	Satellite Dish Location	O	O	O	*Board Approval Required
22	Photocells (Timers)	O	O	O	
III	Plumbing				
1	Main Water Lines to Meter	A	A	A	
2	Meter and Beyond	O	O	O	
3	Hot Water Tank	O	O	O	
4	Drains				
	Inside Unit	O	O	O	
	Outside Unit	A	A	A	

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	ITEM	MAINTAIN	REPAIR	REPLACE	COMMENTS
IV	All Repairs Inside Unit	O	O	O	
V	Other				
1	Insects, Rodents and Wildlife				
	Interior	O	O	O	
	Exterior	A	A	A	
2	Mold				
	Interior	O	O	O	
	Exterior	A	A	A	