

RESPONSIBILITY GRID

CO-OWNER MAINTAIN, REPAIR, REPLACE, DECORATE	ASSOCIATION MAINTAIN, REPAIR REPLACE	DESCRIPTION
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BUILDING

AIR CONDITIONER	X		INCLUDING CENTRAL AIR AND WINDOW UNITS
CONDENSATION LINES	X		
COMPRESSOR	X		
ANTENNA, SAT DISH	X		
CAULKING	around windows	X	WITH BUILDING PAINTING
CHIMNEY		X	ORIGINAL CONSTRUCTION
DECKS	X		
DOOR- MAIN, DOORWALL	X		
DOOR BELL	X		INTERIOR/EXTERIOR
DRAIN TILES-PERIMETER		X	
EXTERMINATING			THIS IS NOT A COVERED SERVICE
FLASHING		X	
GUTTER/DOWNSPOUTS	X		
HOUSE NUMBER		X	
PATIO'S AND SUNROOMS	X		
SIDEWALK LIGHTS			
FIXTURE		X	VOLUNTEERS (SEE CURRENT SHEET) CONFIRM ITS NOT BULB
BULB	X		
PHOTOCELL		X	
COURTYARD LIGHT	X		
PORCH AND STEPS	Once this has been changed it is members responsibility		BASIC AS ORIGINIAL
ROOF		X	
SHUTTERS AND TRIM		X	
SUNROOM AND PATIO'S	X		
UTILITY METERS		X	
VENTS (ROOF)		X	
WATER SPOUTS	X		
WINDOW'S	X		Member caulks around your windows.

GROUNDS

CLUBHOUSE		X	
CURBS		X	
FENCES		X	ORIGINIAL
LANDSCAPING		X	
LAWN		X	
LIGHTS		X	SIDEWALK ONLY
MAILBOX'S			POSTMASTER
ROADS		X	INCLUDING PARKING AREAS
RUBBISH REMOVAL			CITY
SHRUBS		X	BASIC AS ORIGINIAL
SPRINKLER SYSTEM		X	
STORM SEWERS		X	
TREE'S		X	BASIC AS ORIGINIAL - Are Not owned
			We do not cut down live trees.

CO-OWNER
MAINTAIN, REPAIR,
REPLACE, DECORATE

ASSOCIATION
MAINTAIN, REPAIR
REPLACE

DESCRIPTION

UNIT INTERIORS

AIR CLEANING FILTER	X		
APPLIANCES	X		
BOILER		X	
CIRCUIT BREAKERS	X		
DOOR'S (INTERIOR)	X		
DOORWALL (known as Sliding)	X		Sliding door & any damage casued by the window
DRYER VENTS	X		
DRYWALL	X		
ELECTRICAL	X		NO ELECTRIAL IS COVERED
OUTLETS	X		
SWITCHES, SWITCH PLATES	X		
WIRES INSIDE WALLS	X		
ENTRANCE DOORS	X		
FAUCET'S	X		NO DOMESTIC PLUMBING IS COVERED
FIREPLACES	X		
FLOOR CONSTRUCTIONS	X		
FURNACE		X	NOT FILTER
GARBAGE DISPOSAL	X		NO DOMESTIC PLUMBING IS COVERED
GAS LINES			
BEFORE MAIN SHUT OFF		X	
AFTER MAIN SHUT OFF	X		
TO FURNACE OR BOILER		X	
GROUT/CAULK	X		
HUMIDIFIER	X		STAND ALONE UNITS/ FURNACE UNITS
LIGHT FIXTURES	X		NO ELECTRICAL IS COVERED
PAINT (EXTERIOR BUILDING)		X	
PLUMBING FIXTURES	X		
PLUMBING LINES	X		
SEWER LINES			
INSIDE UNIT	X		
OUTSIDE UNIT		X	
SEWER LINES UNDERGROUND		X	
SHUT OFF VALVES (OUTSIDE)		X	
SKYLIGHTS		X	Interior drywall and paint is members
SMOKE ALARMS	X		
SUMP PUMP		X	
THERMOSTAT	X	X	Original round style is association
WALL SUPPORTS INTERIOR	X		
WALL SUPPORTS EXTERIOR		X	
WATER SOFTNERS/FILTERS	X		
WATER HEATER		X	
WATER LINES			
BEFORE MAIN SHUT OFF		X	
AFTER MAIN SHUT OFF	X		
MAIN WATER SHUT OFF		X	
WINDOWS	X		