

**TOWNHOMES OF EASTBROOKE CONDOMINIUM**  
**MAINTENANCE RESPONSIBILITIES**

Check for gas leaks in your unit. If you suspect a gas leak, call RG&E. The chart, on the following page, is not intended to be all inclusive, but rather to give examples of the most common maintenance questions. Homeowners have a responsibility to maintain their unit according to Eastbrooke standards.

**MAINTENANCE RESPONSIBILITIES**

	HOMEOWNER RESPONSIBILITY	EASTBROOKE RESPONSIBILITY
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**Interior Maintenance**

- |   |   |   |
|---|---|---|
| 1. Painting, appliance repair, repair/replace furnace, air conditioner, water heater, plumbing fixtures                                     | X |   |
| 2. Utility pipes, lines that are located in a common element or service more than one unit  |   | X |
| 3. Utility pipes, lines that are located within the home and do not service more than one unit  | X |   |
| 4. Fireplaces/wood burning stoves: annual inspection and cleaning. Proof of cleaning must be submitted to the managing agent by October 31. | X |   |

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**Exterior Maintenance**

	HOMEOWNER RESPONSIBILITY	EASTBROOKE RESPONSIBILITY
1. Outside unit light fixtures:		
(a) Door	Replace bulb and maintain	Replace fixture
(b) Garage	Replace bulb and maintain	Replace fixture
(c) Patio	Replace bulb and maintain	Replace fixture
2. Mailbox		Replace/repair
3. House numbers		Replace/repair
4. Balcony/Deck (updated 8/2022)	Maintain, repair, replace decking, railings, clear or stain to match siding, only indoor/outdoor all weather carpet for balconies, (gray/brown)	Painting of balcony support structures only (posts & cantilevers) (no staining)
5. Doors:		
(a) Garage	Maintenance, weatherstrip Repair & Replace	Paint only
b) Front & back doors sliding, balcony	Maintenance, Repair & Replace w/ color match to siding	Paint only, Pre 2016 installation
(c) Garbage storage (small & man doors)	Maintenance, Repair & Replace	Paint only
6. Windows/Glass	Replace cloudy, fogged and/or damaged glass	
7. Window Well Covers	Replacement (requires	

Variance)