

TABLE OF MAINTENANCE ITEMS AND RESPONSIBILITIES

June 29, 2010

Maintenance of Unit Exterior Surface Items	Responsibility			
	Association		Homeowner	
	Repair Replace	Paint Stain	Repair Replace	Paint Stain
Roofing material and vents	X	X	---	---
Skylites	X	N/A	---	---
Furnace & fireplace chimneys (exterior)	X	N/A	---	---
Furnace & fireplace chimneys (interior)	---	---	X	N/A
Wood trim and caulking (not specifically covered below)	X	X	---	---
Rain gutters and downspouts	X	X	---	---
Brickwork	X	N/A	---	---
Hose bibs	---	---	X	N/A
Exterior light fixtures	X	X	---	---
Exterior sliding door & glass	---	X	X	---
Rear wood steps & attachment to unit	X	X	---	---
Conduit & electric power service (meter) box on unit	X	X	---	---
Air conditioner junction box	---	X	X	---
All doors & door glass	---	X	X	---
Garage door	---	X	X	---
Garage door opener & rubber seal	---	---	X	N/A
Decks & Second Floor Patios	X	X	---	---

Maintenance of Unit Exterior Surface Items	Responsibility			
	Association		Homeowner	
	Repair Replace	Paint Stain	Repair Replace	Paint Stain
All windows & glass	---	---	X	---
All window frames	X	X	---	---
Doorbell button	---	---	X	N/A
Address numbers	X	X	---	---
Storm doors, windows & screens	---	---	X	N/A

Cosmetic damage caused by water leaking is generally the Homeowner's responsibility. It is recommended that homeowners purchase insurance which covers such damage.