

Lakewood Shores Condominium – Responsibility Chart Guidelines 11/25

ITEM	HOMEOWNER	ASSOCIATION
Landscaping		
Lawns & Weed Control		Mow & maintain
Trees & Shrubs		Trim, maintain, replace
Leaves – remove	As desired	Lawns, walkways, driveways
Plantings by homeowner (in common areas)	Variance required Total responsibility of unit owner	Must approve variance
Snow removal & Related		
Drive ways & parking areas		Contracted service
Sidewalks Walkways & stairs		Contracted service
De-ice stairs & Stoop	As desired	Provide buckets of de-ice agent
Icicle buildup		Call Kenrick if dangerous
Trash Removal		
Weekly service		Contracted removal
Non-standard item pickup	Request service, pay fee	
Driveways & Parking Areas		
Driveways & parking areas		Seal, repair, replace
Sidewalks		Maintain
Walkways & stairs		Maintain
Windows		
Frames & caulking	Interior	Exterior
Glass & hardware Screens & storms	Maintain, repair, replace Requires variance from homeowner to change	Must approve variance
Mailboxes		
Locks & keys	Contact Locksmith	
Doors		
Hardware & doorbell		Maintain, repair, replace
Condo outside entrance doors		Maintain, repair, replace
Individual unit entrance doors	Maintain, repair Replacement Requires a variance	Must approve variance

Lakewood Shores Condominium – Responsibility Chart Guidelines 11/25

ITEM	HOMEOWNER	ASSOCIATION
Sliding or other door into patio and balcony	Maintain, repair Replacement Requires a variance	Must approve variance
Storm & screen doors	Maintain, repair Replacement Requires a variance	Must approve variance
Utility wires, pipes, etc.		
Electric & gas lines	Inward from meter	Exterior to meter RG&E
Electric & gas meters		RG&E
Cable TV	Maintain, repair, replace	
Water lines	Interior	Exterior–association/MC or MCWA
Lights - exterior		
Balcony, patio	Bulb	All exterior fixtures
Yard pole lamp, Garage, hallway		Maintain, repair, replace
Condo – exterior related		
Roof incl. flashing & gutter related		Maintain, repair, replace
Vents	Inside unit	On roof
Patios & Balconies	Maintain, repair carpet, clean, remove moss	Repair to railing and/or structure for damage not caused by owner
Dryer Vents	Maintain, repair, replace	
Condo - interior related		
Fireplace & related expense	Maintain, repair, replace	
Fixtures & Improvements	Maintain, repair, replace	
Plumbing inside unit	Maintain, repair, replace	
Condo-Common Area		
Any additions or improvements that alter the exterior appearance	Maintain, repair, replace. Requires a variance	Must approve variance
Garage		
Garage Service door		Maintain, repair, replace

Lakewood Shores Condominium – Responsibility Chart Guidelines 11/25

ITEM	HOMEOWNER	ASSOCIATION
Overhead garage door	Maintain, repair Replacement Requires a variance	Must approve variance
Cement slab floor and Walls	Sweep as desired	Maintain, repair, replace
Floor Drains		Maintain, repair, replace
Support Poles		Maintain, repair, replace
Storage Room		
Water, electric, heating, cooling	Maintain, repair, replace	
Drains & sump pump		Maintain, repair, replace
Utility Space under C Unit	Not for storage	
Water, electric, heating, cooling	Maintain, repair, replace by Respective Unit owner	
Utility Space under Hallway	Not for storage	Maintain, repair, replace
Pest control & animals		
Termites, carpenter bees/ants	Interior	Exterior
Other insects, rodents & birds	Interior	Exterior
Pets	Total responsibility	Enforce association rules
Other animals	Contact town animal control	No responsibility
Insurance		
Condo Bldg. and common area		Maintain Property and Liability
Personal property & contents	Total responsibility	No responsibility
Personal liability & umbrella	Total responsibility	No responsibility
Chair Lifts – (Elevator Chairs)	LWS Variance required, Also requires a permit from the Town of Greece, owner must have chair lift inspected twice per year, must remove chair when selling condo and repair any damage to common area	Must approve variance