

CLARIFICATION OF WORK RESPONSIBILITY

(A) ASSOCIATION
(O) HOME-OWNER

<u>COMPONENT OF UNIT</u>	<u>REPAIR/REPLACE</u>	<u>PAINT</u>
AIR CONDITIONER	----O----	----O----
AWNINGS	----O----	---NA----
BALCONIES & PATIOS	----O----	---NA----
BALCONY LEAKS TO GARAGE	----O----	---NA----
CHIMNEY CAP	----O----	----O----
DOOR FRAMES /JAMBS & THRESHOLDS	----O----	----A----
EXTERIOR ROOF EXHAUST FAN OUTLETS & SKYLIGHTS	----O----	----A----
EXTERIOR DOORS (INCLUDING GARAGE)	----O----	----A----
EXTERIOR DOOR HARDWARE & ELECT. APPARATUS, IE., DOORBELLS, REMOTE OPENERS, ETC.	----O----	---NA----
EXTERIOR FRONT STAIRS AND LANDING	----A----	---NA----
FIREPLACES, FLUES, DUCTS, WIRING, CONDUITS, LINES & PIPES WITHIN WALLS OR SLAB	----O----	---NA----
FIREWALLS	----A----	---NA----
FIREWALL CROWNS	----A----	---NA----
GARAGE DOOR FRAMES	----O----	----A----
GARAGE FLOOR & ROOF (GARAGE DETACHED OR BELOW PATIO/BALCONY)	----O----	---NA----
GARAGE ROOF WOODEN TRIM	----A----	----A----
GARBAGE PAILS (IN-GROUND)	----O----	----A----
GAS LINES FROM UNIT METER TO INTERIOR OF UNIT	----O----	---NA----
GAS LINES TO UNIT METER FROM GAS COMPANY (GC)	----GC----	---NA----
GUTTERS (original)	----A----	----A----
GUTTER GUARDS - OWNER INSTALLED	----O----	----A----
HVAC (HEATING, VENTILATING, AIR CONDITIONING SYSTEMS AND ALL LINES LEADING TO THEM WHETHER WITHIN OR WITHOUT THE BOUNDARIES OF THE UNIT)	----O----	---NA----
LIGHTING (GENERAL ILLUMINATION)	----A----	---NA----
LIGHTING (ENTRY & APPROVED OWNER INSTALLED)	----O----	---NA----
OUTSIDE FAUCETS	----O----	---NA----
PATIO/BALCONY FLOOR & LANDSCAPING	----O----	----O----
RAILS (FRONT EXTERIOR STAIRS)	----A----	----A----
RAILS (BALCONY)	----O----	----A----
SCREENS (DOORS & WINDOWS)	----O----	----O----
SHUTTERS	----A----	----A----
STORM DOORS AND WINDOWS	----O----	----O----
VENT OUTLETS ROOF & SIDE	----A----	----A----
WALK, SIDEWALK TO HOUSE (concrete)	----A----	---NA----
WALK TO HOUSE - OWNER INSTALLED	----O----	---NA----
WALL (BETWEEN COURTYARD & GARAGE)	----O----	---NA----
WALLS - OUTSIDE BRICK	----A----	---NA----

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WATER ENTERING THROUGH WALLS	-----O-----	----NA-----
WATER LINE INSIDE UNIT	-----O-----	----NA-----
WATER LINE OUTSIDE UNIT	-----A-----	----NA-----
WINDOW FRAMES (JAMBS & HARDWARE)	-----O-----	-----A-----
WINDOW WELLS	-----A-----	----NA-----
WINDOWS WOOD & GLASS	-----O-----	-----A-----
WOOD PANEL BELOW WINDOWS (WALL)	-----A-----	-----A-----
WOODEN TRIM - HOUSE	-----A-----	-----A-----
YARD (sidewalk to house)	-----A/O--	----NA-----

Some maintenance issues will involve both the owner and the Association. For example, repair of interior damage caused by water leaking through a roof or a foundation is the responsibility of the owner although the Association will attempt to solve the problem by various maintenance activities such as roof or firewall cap repairs, waterproofing, or changes in drainage patterns.

Note: This summary is subject to the Declarations and By-Laws which are the final authority on these matters. This summary is not a definitive statement of maintenance responsibility but is published as a quick reference for homeowners. It is also subject to ongoing revision by the Board, consistent with the mandates of the Declaration and By-laws.