

Maintenance Responsibility

Maintenance Item	Association	Condo Owner	Other Funding	Condo Docs
Air Conditioner including repairs and maintenance		X		Declaration 11.2
Appliances		X		Declaration 11.2
Cabinetry		X		Declaration 11.2
Cable Wiring (from junction box to interior)		X		
Cable Wiring (junction box to/from cable company)			CABLE PROVIDER	
Ceilings (interior surface)		X		Declaration 11.2
Chimney including cap (Furnace & Fireplace)-exterior	X			
Chimney venting above the roof line-exterior	X			
Clubhouse (repair/maintenance)	X			
Clubhouse (usage)		X		
Deck (repair)		X		Declaration 6.1. 6.2
Deck (replacement)	X			Declaration 6.1. 6.2
Deck (staining)		X		Declaration 6.1. 6.2
Doors & Frames		X		Rules and Regs Pg. 1
Doors & Frames (external main)	X			Rules and Regs Pg. 1
Doors (exterior screen/storm)		X		Rules and Regs Pg. 1
Doors (Limited Common entry doors)	X			
Doors (interior)		X		Declaration 11.2
Driveway	X			Declaration 5.1
Dryer Vents	X			
Electrical Fixtures (including interior switches, plugs, etc.)		X		
Electrical Wiring (from meter to interior)			WPS	Declaration 11.3
Electrical Wiring (meter to/from power company)			WPS	Declaration 11.3
Fireplace including venting/fans to exterior		X		
Floor Coverings (tile, carpet, wood, etc.)		X		
Foundations and Supporting Columns	X			Declaration 5.1
Furnace including vertical venting to roof line		X		

This document provides a guideline for repair and replacement responsibilities between the Association and condo owner.

Exceptions may exist to the above list, which will shift the responsibility between the two parties

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Furnace exhaust venting on outside of condo	X			
Garage Doors		X		
Garage Door parts, including springs, rails, hinges, etc.		X		
Garage Door Opener and Remote		X		
Garage Floors		X		Declaration 11.2
Gas Line (from meter to interior)			WPS	
Gas Line (meter to/from gas company)			WPS	
Gutters / Downspouts	X			
Insulation Improvement		X		
Insulation Repair/Maintenance		X		
Interior Trim		X		Declaration 11.2
Landscape Maintenance (common element)	X			
Landscape Maintenance (personal plantings)		X		
Lighting (external patio, porch and garage)	X			
Lighting (internal fixtures)		X		Declaration 11.2
Mail Boxes	X			
Painting-exterior	X			
Painting-interior		X		Declaration 11.2
Parking Spaces	X			Declaration 5.1
Pest removal (spray wasp nests)	X			
Pest removal (spiders, ants, beetles, rodents, all other)		X		
Plumbing (interior)		X		Declaration 11.2
Plumbing (exterior outside spigot)	X			
Radon Remediation	X			
Roads	X			
Roof including shingles, ridge and soffit vents	X			Declaration 5.1
Sanitary lines-maintenance/repair	X			Declaration 11.3

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Sanitary Sewer System (street to town sewer)			Town of Dykesville-Sanitary	Declaration 11.3
Sanitary Sewer System (town sewer)			Town of Dykesville-Sanitary	
Sidewalks to unit	X			Declaration 5.1
Siding	X			
Skylights	X			
Snow Removal (road, driveway, sidewalks)	X			
Stone Facing Repair /Tuck pointing	X			
Storage area-Clubhouse	X			
Street Lights	X			
Sump Pumps		X		Declaratino 11.2
Telephone Wiring (from junction box to interior)			Phone provider	Declaration 11.3
Telephone Wiring (junction box to/from phone company)			Phone provider	Declaration 11.3
Tennis Courts	X			
Wall Coverings (paint, paper, paneling, mirrors, tile, etc.)		X		Declaration 11.2
Walls--Load-bearing-exterior	X			Declaration 5.1
Walls--Load-bearing-interior		X		
Water Heater		X		
Wells	X			Declaration 11.3
Windows (exterior caulking)		X		Declaration 11.2
Windows (interior caulking)		X		Declaration 11.2
Windows-exterior frames		X		Declaration 11.2
Windows (replacement)		X		Declaration 11.2
Windows (screens)--Interior		X		Declaratino 11.2D
Window Washing-Exterior		X		

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