

## OWNER RESPONSIBILITIES

April 2019

### Element

### Source

Door weather stripping	Board (2000)
* Door hardware	Board
* Storm doors	By-Laws
* Windows (including frame, weatherstripping and screens)	Master Deed & Attorney (2001)
Porch screens	By-Laws
* Garage door and equipment	Master Deed
Garage floor (including apron)	Board
Water spigots (front, interior patio, garage)	Attorney (11/01)
* Outside light fixtures & bulbs (front porch, garage, patio)	Attorney (10/02)
Outside electrical outlets	Master Deed
Patio fence (cosmetic maintenance)	Board
Air conditioner and concrete slab	Master Deed & Board (10/05)
Furnace, hot water heater	Master Deed
Ants/insects (except termites)	Board (2001)
Rodents	Attorney (7/01)
Utility lines & pipes running to unit from a common line/pipe (water, sewer, electrical, phone, cable, TV)	Master Deed & Attorney (7/01)
Damage to a common area or common element caused by a resident or a resident's guests, pets, or contractors	Master Deed
Water Association-provided new bushes, trees, and grass	
* Must be Board-approved	

## ASSOCIATION RESPONSIBILITIES

### Element

### Source

Foundation, roofs, outside walls, load bearing walls	Master Deed
Interior drywall repair resulting from roof leak	Attorney (05/05)
Roads/driveways	Master Deed
Entrance & exit doors (front, sunroom, patio) (excludes door leading into unit from garage)	Master Deed & Attorney (10/02)
Patio fence (structural repair/replacement)	Attorney (9/02)
Front porch/columns	Attorney (5/00 and 10/02)
Interior patio concrete floor	Attorney (10/02)
Gutters/downspouts	
Railings	
Walkways (sidewalks, steps)	Master Deed
Roof stacks, vents (repair & replacement only; unclogging dryer vent & cleaning chimney stack is owner's responsibility)	Board (10/05)
Garage vinyl siding	
Splash guards	
Outside caulking	Board (11/02)
Termites	Board (2004)

**This document is not intended to be all-inclusive. The Master Deed and By-Laws are the prevailing documents for determination of responsibilities.**