

**Arbor Meadows Retirement Condominiums  
Maintenance Responsibilities**

| <u>Item</u>  | <u>HOA</u> | <u>Owner</u> | <u>Comments</u>             | <u>Item</u>                                | <u>HOA</u> | <u>Owner</u> | <u>Comments</u>                     |
|--|------------|--------------|-----------------------------|--|------------|--------------|-------------------------------------|
| Address Signs Numbers  | HOA        |              |                             | Lawn Care- Trimming, Edging & Sweeping     | HOA        |              |                                     |
| Air Conditioner  |            | Owner        |                             | Lawn Care-Shrub and Tree Trimming          | HOA        |              | Resident Pays for Personal Planting |
| Doors  |            | Owner        | HOA Paints Exterior         | Lawn Care-Turf Care                        | HOA        |              |                                     |
| Driveways  | HOA        |              | Except for Owner Damage     | Lawn Sprinklers                            | HOA        |              |                                     |
| Electrical-Door Bell   |            | Owner        | Except For Exterior Fixture | Leaks of Gutters and Roofs                 | HOA        |              |                                     |
| Electrical-Exterior Light Bulbs  | HOA        |              |                             | Mailboxes and Posts                        | HOA        |              |                                     |
| Electrical-Interior Outlets  | HOA        |              |                             | Painting-Exterior Doors                    | HOA        |              |                                     |
| Electrical-Exterior Fixture  | HOA        |              |                             | Painting-Exterior Surfaces                 | HOA        |              |                                     |
| Electrical-Interior Outlets  |            | Owner        |                             | Patio-Floor                                | HOA        |              | Except Owner Neglect                |
| Electrical-Switches  |            | Owner        |                             | Patio-Awnings                              |            | Owner        |                                     |
| Exterior Doors-Knobs & Locks   | HOA        |              |                             | Plumbing-Disposal                          |            | Owner        |                                     |
| Exterior Doors-Jams  | HOA        |              |                             | Plumbing-Interior Clogging                 |            | Owner        |                                     |
| Exterior Doors-Outside Surface   | HOA        |              |                             | Plumbing-Faucets Interior                  |            | Owner        |                                     |
| Exterior Doors-Painting  | HOA        |              |                             | Plumbing-Outside Spigot                    |            | Owner        |                                     |
| Exterior Doors-Threshold   | HOA        |              |                             | Plumbing-Sewer Backup                      | HOA        |              | Unless attributed to owner          |
| Exterior Doors-Weather Striping  |            | Owner        |                             | Plumbing-Toilets                           |            | Owner        |                                     |
| Exterior Doors-Storm Door  |            | Owner        | Requires Prior Approval HOA | Plumbing-Underground Pipes                 | HOA        |              |                                     |
| Extermination-Exterior   | HOA        |              |                             | Roofs                                      | HOA        |              |                                     |
| Extermination-Interior   |            | Owner        |                             | Sidewalks                                  | HOA        |              |                                     |
| Floors-Interior  |            | Owner        |                             | Smoke Detectors                            |            | Owner        |                                     |
| Furnace  |            | Owner        |                             | Snow Removal                               | HOA        |              | Over 2" Drives, Sidewalks & Streets |
| Garage-Door  |            | Owner        |                             | Vents-Clothes Dryer                        |            | Owner        | Except Exterior Cover               |
| Garage-Drywall & Improvements  |            | Owner        |                             | Vents-Roof                                 | HOA        |              |                                     |
| Garage-Floor   |            | Owner        |                             | Walls-Interior, Cracks, Settling & Popping |            | Owner        |                                     |
| Garage-Openers   |            | Owner        |                             | Walls-Drywall Repair                       |            | Owner        | Except When caused by roof leak     |
| Garage-Light Bulbs, Exterior Fixture   |            | Owner        |                             | Water Heater                               |            | Owner        |                                     |
| Gutters and Downspouts   | HOA        |              |                             | Windows-Broken Pane                        |            | Owner        |                                     |
| Landscaping Common Elements  | HOA        |              |                             | Windows-Caulking                           |            | Owner        | Exterior By HOA                     |
| Landscaping-Tree Replacement   | HOA        |              | Arborvitae in Front         | Windows-Frame                              |            | Owner        | Exterior By HOA                     |
| Landscaping-Plantings in Limited Common  |            | Owner        |                             | Windows-Glass and Seal                     |            | Owner        |                                     |
| Landscaping-Planting Rear & Side   |            | Owner        | Requires Prior Approval HOA | Windows-Locks and Handle                   |            | Owner        |                                     |
| Lawn Care-Mowing   | HOA        |              |                             | Windows-Screen & Storms                    |            | Owner        |                                     |
|  |            |              |                             | Windows-Sills & Interior                   |            | Owner        |                                     |
| Exhibit D Taken from Arbor Meadows By Laws and Declarations (Resident's Red Book)  |            |              |                             |  |            |              |                                     |
| If you have further questions, please contact the Board Member in charge of the items. A list is on your monthly newsletter. |            |              |                             |  |            |              |                                     |
| Suggested Repair Persons to Contact are listed on the Resident's List Published Quarterly                                    |            |              |                             |  |            |              |                                     |
| Weeding is done from front door to garage.   |            |              |                             |  |            |              |                                     |