GUIDELINES FOR MAINTENANCE AND REPAIR

HOMEOWNERS ASSOCIATION WILL MAINTAIN:

1. Electrical wiring from CG&E transformer to the unit’s breaker box.
2. Water lines from meter to individual unit water shut off {located by water heater}.
3. Exterior painting.
5. Roof, Roof Vents, Gutters, and Downspouts.
7. Snow moving
8. Pool repairs.
10. Dryer vent {exterior covers only}.
11. Front stoops and front step repair.
12. Lawn care maintenance and tree/shrub replacement.
13. Street signs.
15. Exterior water faucets.
16. Common area electric.
17. Insurance: Structural and Liability.
18. Patios, balconies and railings.
19. Pest control services for termites and carpenter ants – wood destroying pests only.

INDIVIDUAL HOMEOWNER WILL MAINTAIN:

1. Window and screen maintenance or replacement.
2. Air conditioner, furnace, water heater, and household appliances.
3. Chimney screens and chimney cleaning.
4. Entrance door, molding and trim {repair or replacement}.
5. Mailbox lock and keys.
6. All glass surfaces on unit.
7. Dryer vents.
8. Interior maintenance: lighting fixtures, Formica tops, plumbing fixtures, service piping, drains, and electrical wiring.
9. Insurance: Homeowner will carry interior insurance known as a HO6 policy.

This is a general guideline for Homeowner and Association responsibilities. As situations develop which are not mentioned above, the Board of Directors will determine responsibility.