



Maintenance and Repair Responsibilities

Except if repair or replacement is caused by a catastrophic loss covered by the Condominium Master Policy

ARDC = Amended and Restated Declaration ARCR - Amended and Restated Code of Regulations

AREA	Association	Owner	Comments	Category	Reference
Air conditioning Units		●	Including fence enclosure	Fixtures Equipment & Appliances	ARCR Section 6D (1) ARDC Article 3 Section 3.4.2 (11) ARDC Article 5 Section 5.2
Appliances		●	All but not limited to stoves, dishwashers, refrigerators, washers, dryers	Fixtures Equipment & Appliances	ARCR Section 6D (1) ARDC Article 3 Section 3.4.2 (9) ARDC Article 5 Section 5.2
Crawl Space		●	Air space from unfinished interior surface of floor and upper surface of structural floor	Residential Limited Common Element	ARDC Article 3 Section 3.4.2 (C)
Deck, Porches, Balconies		●	Includes rooftop decks, railings, knee walls and any other portion of deck, porch or balcony.	Residential Limited Common Element	ARDC Article 3 Section 3.7.1
Doors (entrance)		●	All doors, frames, sills, trim, hinges. Includes owner installed storm doors.	Residential Limited Common Element	ARDC Article 3 Section 3.4.2 (4)
Driveways, and Unit Sidewalk		●	Unit sidewalk which leads from driveway to entrance	Residential Limited Common Element	ARDC Article 3 Section 3.7.1
Dry Wall		●	All plaster, drywall, paint and finishing	Residential Limited Common Element	ARDC Article 3 Section 3.4.2 (6)
Dryer Vents	●	●	All vents are owner responsibility however the Association will clean dryer vents every two years. Interim dryer vent cleaning must be performed by each owner as needed.	Residential Limited Common Element	ARDC Article 3 Section 3.4.2 (9)
Electrical Panel and Fixtures		●	Receptacles, outlets and fixtures	Residential Limited Common Element	ARDC Article 3 Section 3.4.2 (7)
Exterior Walls, Roofs	●		Siding and roofs	Common Elements	ARDC Article 5 Section 5.1
Fence (Perimeter)	●		Any perimeter, pool fence and trash enclosures	Common Elements	ARDC Article 5 Section 5.1
Fence (Privacy)		●	Specially assigned residential limited common area, owner to maintain, repair or replace	Residential Limited Common Element	ARDC Article 1.1 (definitions) ARDC Article 3 Section 3.7
Fireplace, chimney and flue		●	Maintenance, repair or replacement	Residential Limited Common Element	ARCR Section 6D (1) ARDC Article 3 Section 3.4.2 (11) ARDC Article 5 Section 5.2



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Garage		●	Includes garage doors	Residential Limited Common Element	ARDC Article 3 Section 3.4.2
Gutter & Downspout Cleaning	●		Performed by the Association annually	Common Elements	ARDC Article 5 Section 5.1
Heating Units		●	Located within or outside the units	Fixtures Equipment & Appliances	ARCR Section 6D (1) ARDC Article 5 Section 5.2
Hot Water Heater		●	Located within or outside the units	Fixtures Equipment & Appliances	ARCR Section 6D (1) ARDC Article 3 Section 3.4.2 (13) ARDC Article 5 Section 5.2
Irrigation and Sprinkler System	●		Common area sprinkler system	Common Elements	ARDC Article 5 Section 5.1
Landscape/Mowing Common Area	●		Owner installed plants and beds are the owners responsibility to maintain	Common Elements	ARDC Article 5 Section 5.1
Lights, Light Fixtures and Outlets		●	Whether within or without the Unit	Residential Limited Common Element	ARCR Section 6D (1) ARDC Article 3 Section 3.4.2 (5)
Painting	●	●	Association performs common area painting as necessary, owner performs interior and exterior doors and windows	Common Elements & Residential Limited Common Element	ARDC Article 3 Section 3.4.2 ARDC Article 5 Section 5.1
Pest Control		●	Association performs common area as necessary, owner performs unit extermination	Residential Limited Common Element	ARCR Section 6B (2)
Plumbing, sewer and water lines		●	Serving each unit	Fixtures Equipment & Appliances	ARCR Section 6D (1) ARDC Article 3 Section 3.4.2 (9) ARDC Article 5 Section 5.2
Power Washing	●		Every four years on rotational schedule.	Common Elements	ARDC Article 5 Section 5.1
Roads, Sidewalks, Ponds, and Pool	●		This includes the community perimeter as well	Common Elements	ARDC Article 5 Section 5.1



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Roof Repair & Replacement	●		Replacement at end of life cycle per Reserve Study; repairs as needed. Exception: if solar panels are installed, repairs are a homeowner responsibility.	Common Elements	ARDC Article 5 Section 5.1
Shutters	●	●	Association will replace once under warranty and subsequent replacements are owner responsibility	Residential Limited Common Element	ARCR Section 6D (1) ARDC Article 3 Section 3.4.2 (5)
Siding	●		Replacement at end of life cycle per Reserve Study; repairs as needed	Common Elements	ARDC Article 5 Section 5.1
Sinks, baths and other plumbing		●	Located within or outside the units	Fixtures Equipment & Appliances	ARDC Article 5 Section 5.2
Stairwells		●	Located within or outside the units	Residential Limited Common Element	ARDC Article 3 Section 3.7.1
Sump Pump		●	All appliances and mechanics serving the unit	Fixtures Equipment & Appliances	ARDC Article 5 Section 5.2
Walls		●	All interior, non-structural walls	Residential Limited Common Element	ARDC Article 3 Section 3.4.2
Water		●	Water pipes, discharge pipes, plumbing vents and outside faucets	Residential Limited Common Element	ARDC Article 3 Section 3.4.2 (12)
Windows		●	Includes screens	Residential Limited Common Element	ARDC Article 3 Section 3.4.2 (5)

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