

## **Items that are Owner Responsibility**

The Board of Directors in an effort to clarify what is not covered by the Association has at the November 13, 2014 Board meeting come up with this list of items that are owner responsibility. The list is not all inclusive and may be enlarged or amended in the future.

### **Doors**

Doorbell  
Screen/storm/other door in front of unit's front door.  
Front door mechanism/handle  
Misalignment of door frames due to settling/ground shifting  
Glass door framing/maintenance/leaks

### **Garage**

Garage door mechanism/lock/handle  
Garage door bottom rubber seal

### **Water leaks**

Interior damage due to water leaks.

### **Walls**

Structural damage. Structural concrete cracks (Association will handle cosmetic issues only)

### **Painting**

Enclosed decks

### **Exterior features**

Front floodlight fixture  
Other exterior light fixtures  
Exterior outlets  
Replacing, repairing basement vents  
exterior water spigots including maintenance, repair or leaks  
Skylights  
Basement vents  
Dryer exhaust vent cover though concrete/stucco wall  
Dryer exhaust vent through vinyl siding or concrete  
Electric/Gas/Cable/Waterline/Sewer/A-C/Generator issues and pads including entry/exit  
Maintenance or repair of side/roof gas vents including air intake/exhaust.

### **Owner added items**

Skylights, Antennas, Exhausts or intake ducts/covers  
Maintenance/repair of side/roof vents or pipes for radon mitigation/gas or air intake or exhaust.

### **Windows**

Window glass or frames

## **Insects/Rodents**

Sealing exterior holes

Termite/insect invasions

Wasp/hornet nests under eaves or under covered areas

Overhanging front kitchen windows termite access