

**The Townhomes of Linwood Court
MAINTENANCE RESPONSIBILITY CHART**

January 2007

* Except to the extent caused by the negligence of a unit owner.

ITEMS	ASSOCIATION RESPONSIBILITY *	UNIT OWNER RESPONSIBILITY
Plumbing and related systems and components thereof:	All maintenance, repair & replacement of these systems serving the common elements.	All maintenance, repair & replacement of such systems or portions thereof, within a unit including fixtures and appliances attached thereto. All maintenance, repair and replacement of such systems, or portions thereof, serving only one unit even though such systems may be located within or outside the unit. All damage to a unit caused by a malfunction of any of the above.
Electrical and related systems and components including fixtures.	All maintenance, repair and replacement of these systems serving the common elements.	All maintenance, repair and replacement of such systems, or portions thereof, serving only one unit even though such systems may be located within or outside the unit. All damage to a unit caused by a malfunction of any of the above.
Heating & Cooling systems and their components.	N/A	All maintenance, repair and replacement of such systems, or portions thereof, serving only one unit even though such systems may be located within or outside the unit. All damage to a unit caused by a malfunction of any of the above.
Exclusive Use Driveways	Replacement of concrete *	All routine cleaning of snow, water and ice and general maintenance & preventative maintenance.

Personal storage areas and mechanical rooms	N/A	All maintenance, repair & replacement, including doors.
Grounds, including all paved areas and other improvements thereon lying outside the main walls of the building with the exceptions noted herein.	All maintenance, repair & replacement, including landscape maintenance and replacement of plantings on the common elements except as noted herein.	All maintenance and repairs, including routine cleaning of planters and improvements on patios and decks, driveways, decks, patio and stairs.
Buildings, exterior roof, exterior vertical walls, foundations and rain gutters.	All maintenance, repair & replacement	N/A
Windows	N/A	All maintenance, repair & replacement of windows, trim and window mechanisms that serve a unit.
Doors	N/A	All replacement, repair & replacement of all doors & interior surfaces of doors, including, storm, storage doors, mechanical room, deck and patio doors, which serve a unit; and all maintenance, repair & replacement of all hardware, weather stripping and sills & trim of such doors. All maintenance, repair & replacement of any glass portion of such doors.
Storm Doors & Screens	N/A	All replacement, repair & replacement of storm doors & screens that do serve a unit.
Common Element Sidewalks and streets.	All replacement, repair & replacement, including ice and snow removal, water buildup and routine cleaning.	N/A
Exclusive use patios and decks.	All replacement, repair of the, unless due to neglect or misuse or failure to provide proper regular maintenance by owner.*	All maintenance and preventative maintenance of the stairs, railings, decking and landings, walkways and components, including routine cleaning and ice & snow removal and water.