

**LYNNWOOD BLUFF OWNERS ASSOCIATION
MAINTENANCE RESPONSIBILITIES**

	Association /Homeowner	
Common area/limited common area	XXX	
Deck/front stoop & patio maintenance/repair	XXX	
Door & door frame (repairs & replacement)		XXX
Door painting (exterior)	XXX	
Electrical wiring & service		XXX
Exterior lighting fixture attached to building		XXX
Exterior trim & siding	XXX	
Exterior electrical outlets		XXX
Fences (unless installed by declarant)		XXX
Fire Sprinkler System (inspection and maintenance)		XXX
Framing of building structure		XXX
Glass surfaces in windows & doors		XXX
Gutter maintenance, repair & cleaning	XXX	
Heating & A/C line & equipment		XXX
Interior building surfaces		XXX
Interior damage due to roof & siding leaks		XXX
Insects/pests (interior)		XXX
Insurance: building structure & interior		XXX
Insurance: common area liability	XXX	
Landscaping in common areas	XXX	
Landscaping installed by homeowner		XXX
Mailbox Kiosks		XXX
Outside faucet		XXX
Patios/Porches/Decks	XXX	
Parking Lots/roads	XXX	
Painting exterior of unit	XXX	
Roof (including boots and flashing)	XXX	
Retaining walls	XXX	
Screens (windows & doors)		XXX
Sewage lines (from cleanout to unit)		XXX
Sewage lines (from cleanout to main line)	XXX	
Storm windows & doors		XXX
Termite warranty	XXX	
Walkways	XXX	
Water lines (from meter to unit)		XXX
Water lines (from meter to the street)	XXX	
Window, window frame, sashes & sill		XXX