

WATERFORD @CARYPARK CONDOMINIUM

ASSOCIATION AND HOMEOWNER MAINTENANCE RESPONSIBILITY CHART

The following is a general listing of those items that are the responsibility of the individual owner and the Association. Should you have a specific question regarding this listing, please contact the Management Company for clarification.

	Association	Homeowner
Annual Termite Inspection	XX	
Appliances		XX
Balconies, Decks, Porches, Patios, Courtyards & Storage Rooms - Cleanliness of		XX
Balconies, Decks, Porches, Patios, Courtyards & Storage Rooms - Maintenance of	XX	
Common Area Plantings/Shrubs	XX	
Doors, Interior and Exterior		XX
Elevators (and phone lines inside elevator)	XX	
Exterior Building Lights	XX	
Exterior Building Surfaces & Balconies	XX	
External Electrical Lines	XX	
External Phone Lines	XX	
Grass Cutting & Edging	XX	
Gutters & Downspouts	XX	
HVAC Maintenance/Replacement - Lobby	XX	
HVAC Maintenance/Replacement- Individual Units		XX
Insurance-Building Exterior, Property, Liability & Fidelity	XX	
Optional Insurance – Interior/Contents (HO6 Policy)		XX
Interior Common Stairwells & Corridors	XX	
Interior Hallway Lights	XX	
Interior Walls, Flooring & Ceilings		XX
Lawn Seeding & Fertilizing	XX	
Mailboxes (except locks & keys)	XX	
Party Walls		XX
Parking Garage Area & Parking Spaces – Maintenance of	XX	
Parking Spaces Permanently Assigned - Cleanliness of		XX
Roof Repairs & Replacements	XX	
Screen. Windows - Replacement		XX
Security Entrance System	XX	
Sewer Pipes & System. Storm Drain Pipes	XX	
Shrub A Tree Trimming Removal	XX	
Sidewalks	XX	
Trash Compactor and Trash Pick-up	XX	
Waterlines	XX	
Windows		XX

All unit interiors (appliances, hot water heater, lights, doors, knobs, plumbing, mechanical, electrical, cabinetry, flooring, communications, etc.) are the responsibility of each individual owner. Window cleaning (exterior and balcony) are also the responsibility of each owner.