

<u>OAKS @ OLDE WAKE RESPONSIBILITY CHART</u>	Owner	Association
<u>Common Area (grounds)</u>		
Maintenance, repair and improvements		X
<u>Common Area (lobby)</u>		
Maintenance, repair, cleaning		X
<u>Pet Damage</u>		
Any damage done by an owner's or tenant's pet	X	
<u>Decks / Patios</u>		
Maintenance, repair/replacement		X
<u>Doors (condo doors)</u>		
Maintenance and repair/replacement	X	
Painting (Scheduled)		X
Other than scheduled painting (with Boards Approval)	X	
<u>Electrical</u>		
Service to electric meter	Duke	
Service from meter to building		X
All wiring from meter including panel and inside home	X	
Cable TV and telephone connections	X	
<u>Exterior Building Surfaces</u>		
Maintenance & painting		X
<u>Glass Surfaces</u>		
Maintenance and repair of unit windows	X	
Door locks and window locks	X	
Windows and window screens	X	
Window sills	X	
<u>HVAC</u>		
Maintenance and repair including lines, ducts, drains, condensers, compressor	X	
<u>Interior Damage</u>		
Repairs to ceilings, walls, carpet, floor, etc. caused by leaking roofs, siding, or foundation/walls or from ground water	X	
Interior damage from stopped-up sewer lines	X	
Immediate written notice to board members or management company of any exterior weather-related leak	X	

<u>Mailboxes</u>		
Support and boxes		X
Locks and keys	X	
<u>Negligence</u>		
Negligent damage to grounds, buildings or common areas		X
<u>Nuisances</u>		
Removal or extermination of rodents, birds, squirrels, insects, etc.in common areas		X
<u>Plumbing System</u>		
Sewer lines from & to main line (including unit)		X
All water lines under building, within walls, floors and building		X
All water lines from the sheetrock in to the unit	X	
Outside hose faucets		X
<u>Roof</u>		
Covering (shingles) maintenance and repair		X
Sheathing and framing (under shingles)		X
Interior damage from roof leak (painting)	X	
Interior damage from roof leak (sheetrock or ceiling repair)		X
<u>Screens</u>		
Window and door screens (maintenance, repair/replacement)	X	
<u>Trash</u>		
Trash containers & collection		X
<u>Insurance</u>		
Master policy for Home Owner Association		X
Policy for owner's contents in unit & any upgrades to unit	X	
Insurance deductible if caused by negligent owner	X	
<u>Trees, Shrubs & Plantings</u>		
Maintenance in common areas		X