

PARKRIDGE LANE CONDOMINIUM MAINTENANCE RESPONSIBILITY CHART

ITEM	Homeowner	Association
Animal Removal/Animals in attic		✓
Attic wiring to condos		✓
Common area lighting		✓
Breaker Boxes for each unit	✓	
Damage to landscaping caused by resident, employee or guest, autos, repairs, spills, pets, etc.	✓	
Balcony & Patios (Association has only scheduled maintenance)	✓	
Balcony & Patio Floor and Ceiling lattice repairs & painting	✓	
Door Painting (on schedule)		✓
Dryer Vent cleaning (on schedule)		✓
Electrical fixtures (in common areas)		✓
Exterior Condo Bldgs and address numbers		✓
Exterior water spigots		✓
Exterior window frames and encasements		✓
Extra cost of painting due to owner negligence	✓	
All interior items including appliances, heat system, water heater, fireplace	✓	
Foundation/structural parts of condo buildings		✓
Maintenance of Exterior Lights in Breezeways		✓
Grounds/Landscaping (Association installed)		✓
Plants/Landscaping (owner installed)	not permitted	
Gutter Cleaning (on schedule)		✓
Gutter replacement and repair		✓
Heating/AC units & feeder lines (owner must clean AC condensate line annually) Architectural Request for any lines run on bldg exterior	✓	
A/C Compressor platform pads outside	✓	
Drainage		✓
Interior repairs caused by exterior leaks	✓	
Mailbox kiosk maintenance including lock operation		✓
Mailbox keys (prior owner to pass with sale)	✓	
Meter leaks or replacement		✓
Insect control- inside condo	✓	
Insect Control perimeter of bldgs		✓
Pest (rodent) Control interior & exterior of bldgs		✓
Private road & parking area repair		✓
Repair/Maintenance of Architectural approved changes	✓	
Roof repair/Leaks/Replacement		✓
Screens that are worn out (torn are condo owners)		✓
Sewer lines from common cleanout to city line		✓
Siding & trim (cleaning/painting/repair)		✓
Storm doors- must obtain Architectural Approval & match standard in guidelines	✓	
Structural problems		✓
Termite warranty & annual inspection		✓
Walkway maintenance		✓
Water lines into bldgs to Condos		✓
Water lines from meter wall to interior		✓
Window repairs for operation of windows		✓
Weatherstripping	✓	
Window glass	✓	
Hot Water Heater (must be replaced before 12 years old)	✓	
All walls, ceiling and floors	✓	
All connections to provide all utilities up to unit		✓
Master insurance policy has a \$50,000 deductible per condo per water occurrence & \$20,000 for all other perils. Owners must carry policy for these deductibles		✓
Owner to carry min. \$50,000 Primary Policy along with betterments/improvements, contents coverage and other chosen coverage	✓	