

MAINTENANCE RESPONSIBILITY GUIDELINES¹

WALDEN WOODS CONDOMINIUM

Maintenance Item	Responsible Party	Comments
Balconies	Owner	See Article 7(D) and Bylaws Article IV(F), (I).
Courtyards	Owner	See Article 7(D) and Bylaws Article IV(F), (I).
Crawlspaces	Association	See Article 6 re Unit Boundaries.
Deck	Owner	See Article 7(D) and Bylaws Article IV(F), (I).
Door Frames, Interior Unit	Owner	See Article 6 re Unit Boundaries.
Door, Building Entry	Association	
Door, Exterior Unit	Association	The door itself is Association responsibility, except that the Owner is responsible for interior painting. See Articles 3(F) and 6.
Door, Interior Unit	Owner	See Article 7(D) and Bylaws Article IV(F), (I).
Dryer Venting System	Owner	Owner is responsible if duct serves only one unit. See Article 7(D) and Bylaws Article IV(F), (I).
Electrical Wiring	Owner	Owner is responsible if wiring serves only one unit <u>and</u> is located within Unit. See Article 7(D) and Bylaws Article IV(F), (I).
Entry System, Building	Association	
Exterior Siding/Surfaces	Association	Article 3(F)
Fire Alarm System, Building	Association	
Fire Alarm System, Unit	Owner	If the system serves only the single Unit, it would be Owner responsibility, <u>but</u> this may depend upon the system. See Article 7(D) and Bylaws Article IV(F), (I).
Floors, Interior Building	Association	
Floors, Interior Unit	Owner	See Article 6 re Unit Boundaries (Owner responsible for finished surfaces, e.g., carpet, tile, etc.)
Gas	Owner	Owner is responsible if gas line serves only one unit <u>and</u> is located within Unit. See Article 7(D) and Bylaws Article IV(F), (I).
Gutters	Association	
HVAC System, Unit	Owner	See Article 7(D) and Bylaws Article IV(F), (I).
Landscaping	Association	Article 3(F)
Laundry Rooms	Association	Article 3(F)
Lighting, Interior Building	Association	
Lights, Exterior	Association/Owner	If light fixture serves only one unit, Owner would be responsible. See Article 7(D) and Bylaws Article IV(F), (I).
Paint, Interior Building	Association	
Paint, Interior Unit	Owner	Article 6, Article 8(B)

¹ These guidelines provide generalized information regarding the party responsible for common maintenance items as of January 2015.

Maintenance Item	Responsible Party	Comments
Parking Area	Association	Article 3(F)
Patio	Owner	See Article 7(D) and Bylaws Article IV(F), (I).
Plumbing	Owner	Owner is responsible if plumbing serves only one unit. See Article 7(D) and Bylaws Article IV(F), (I).
Porch	Owner	See Article 7(D) and Bylaws Article IV(F), (I).
Porch Steps	Owner	See Article 7(D) and Bylaws Article IV(F), (I).
Roof	Association	Article 3(F)
Sheetrock, Interior Building	Association	
Sheetrock, Interior Unit	Association/Owner	See Article 6 and 8(B) – The Unit boundary is the undecorated interior surface of walls. Association would be responsible for sheetrock on perimeter wall. Interior walls would be Owner responsibility (Article 7(D) and 8(B); Bylaws Article IV(F), (I)).
Snow Removal	Association	Bylaws Article IV(F).
Sprinkler Heads, Unit	Owner	If the sprinkler serves only a single Unit it is Owner responsibility, <u>but</u> this may depend upon the system. See Article 7(D) and Bylaws Article IV(F), (I).
Sprinkler System, Building	Association	
Storage Rooms	Association	Article 3(F)
Subfloors, Building	Association	
Subfloors, Unit	Association	See Article 6 re Unit boundaries.
Walkways	Association	Article 3(F)
Water/Sewer	Owner	Owner is responsible if line serves only one unit <u>and</u> is located within Unit. See Article 7(D) and Bylaws Article IV(F), (I). Association is responsible for supplying water/sewer services, which are charged as a common expense.
Windows/Frames	Association/Owner	See Articles 3(F), 6, 7(D); Bylaws Article IV(F), (I). Owner is responsible for interior painting of frame, and replacement and care for glass and screens. Otherwise, the Association is responsible.