

The Battery Condominiums Maintenance Responsibility Chart

Item	Homeowner	Association
Animal removal from crawl space		x
power vents/fans within unit and serving only unit	x	
Common area lighting		x
Breaker boxes within unit and serving only unit	x	
damage to common areas by unit owner/lessee	x	
decks are limited common area		x
Doors (Replacement, hardware, or repair including casing and sill)	x	
door painting (inside and out)	x	
Driveways		x
Dryer vents within unit and serving only unit	x	
Dryer vents in crawl space vented to outside	x	
Electrical fixtures within unit and serving only unit	x	
Exterior unit numbers		x
Exterior water spigots		x
Exterior window frames and encasements	x	
fencing		x
Foundation		x
Garbage receptacles		x
Grounds/Landscaping (common areas)		x
Gutter Cleaning (on schedule)		x
Gutter replacement and repair		x
Heating/AC units & feeder lines	x	
Ice and snow removal- sidewalks and driveways		x
Interior plumbing within and serving only unit	x	
Interior repairs caused by exterior roof leaks		x

Light fixtures within and serving only unit	x	
Mailbox kiosk maintenance		x
Meters within unit and serving only unit	x	
Pipes and plumbing within unit and serving only unit	x	
Patios are limited common elements		x
Pest control- inside home	x	
Private road & parking area repair		x
Roof repair/Leaks/Replacement		x
Sidewalk repair/replacement		x
Screens	x	
Sewer lines within unit and serving only unit	x	
Siding & trim (cleaning/painting/repair)		x
Snow removal- sidewalks		x
Steps - front and rear		x
Storm doors	x	
Ventilation fans and vents serving the buildings		x
Walkway maintenance		x
Water lines damaged by HOA		x
Water lines within unit and serving only unit	x	
Weatherstripping	x	
Window glass	x	

Note:

1. This chart provides general information and maintenance issues are subject to specific circumstances.
2. In the event of a conflict between the Declaration and this Chart or the Bylaws and this Chart, the Declaration and the Bylaws control.
3. Decks and porches serving a unit are designated as limited common areas whereby the Association maintains those items but the unit owners are responsible for payment for the maintenance.