

Wellington Ridge Homeowners Association Inc. Maintenance & Service Responsibility Chart

*Reviewed by Jordan Price Law Offices
August 2025*

**Wellington Ridge Homeowners Association Inc.
Maintenance & Service Responsibility Chart**

Building Maintenance		
Doors & sliding glass doors	Association:	Responsibility to perform routine maintenance of exterior door including painting the trim and the door and cleaning as necessary. Sections 7.2 and Ex. B.
	Owner:	Responsibility to repair, and replace exterior doors and sliding glass doors as they are “limited common elements” ; Sections 1.13, 7.2, and Ex. B. Responsibility to repair, replace, and maintain interior door features and door jamb as part of Unit Boundaries; Section 1.21.
Chimney caps and flues	Association	Responsibility to repair, maintain, and replace if necessary; lies outside of the “Unit Boundaries” and serves more than one Unit; Section 1.21
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Flooring, Unit;	Association	Responsibility to repair, maintain, and replace bottom-most subflooring when needed. Sections 1.21 and 7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence or if damage is to top-most subflooring including gypcrete layer. Section 7.1(b).
Exterior Building Surface	Association	Responsibility to repair, maintain, and replace if necessary; lies outside of the “Unit Boundaries” as defined in Section 1.21; also in Section 7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Gutters & downspouts	Association	Responsibility to repair, maintain, and replace if necessary; lies outside of the “Unit Boundaries” as defined in Section 1.21; also in Section 7.1(a)
	Owner:	Responsibility to pay the cost of repair or

**Wellington Ridge Homeowners Association Inc.
Maintenance & Service Responsibility Chart**

		replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Interior surfaces and walls, including ceilings of Unit	Association	Responsibility to repair, maintain, or replace sheetrock of perimeter walls since Unit Boundaries start at the interior perimeter wall. Sections 1.21 and 7.1(a)
	Owner:	Responsibility to repair, maintain, and replace all interior walls (painting, etc.) if necessary (Sections 1.21 and 7.3)
Mailboxes & supports	Association:	Responsibility to repair, maintain, and replace if necessary; lies outside of the "Unit Boundaries" as defined in Section 1.21; also in Section 7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Painting exterior surfaces	Association:	Responsibility to maintain, repair, and replace (Section 7.1)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence caused by Owner or Owner's guests. Section 7.1(b).
Flooring finishes and paint finishes;	Association	Responsibility to maintain, repair, and replace outside of Unit Boundaries as defined in Section 1.21.
	Owner	Responsibility to maintain, repair, and replace inside of Unit Boundaries as defined in Section 1.21.
Nuisances, removal or extermination (rodents, birds, insects other than termites, etc.)	Association:	Responsibility when pests are outside of Unit Boundaries, but within community/common area; Section 7.1(a)
	Owner:	Responsibility when within Unit Boundaries as defined in 1.21
Retaining walls	Association:	Responsibility to maintain, repair, and replace (Section 7.1)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse,

**Wellington Ridge Homeowners Association Inc.
Maintenance & Service Responsibility Chart**

		damage, or negligence. Section 7.1(b).
Foundation	Association:	Responsibility to maintain, repair, and replace (Section 7.1)
	Owner:	None.
Storage Building/Individual Unit Owners' Storage areas	Association:	None.
	Owner:	Responsibility to maintain, repair, and pay the cost of repair or replacement. Section 7.2 and 7.3
Termite control	Association	Responsibility to maintain, repair, and replace (Section 7.1)
	Owner:	None
Roof covering (shingles/felt); Roof Sheathing	Association:	Responsibility to repair, maintain, and replace if necessary; lies outside of the "Unit Boundaries" as defined in Section 1.21; also in Section 7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Windows (exterior, glass, replacement, screens, storm windows, window trim, window sill)	Association:	None.
	Owner:	Responsibility to maintain, repair, and replace windows as limited common elements designated to benefit each particular Unit. Sections 1.13, 7.2, and Ex. B.
Windows (steel lintel)	Association	Responsibility to repair, maintain, and replace if necessary; lies outside of the "Unit Boundaries" and is a structural component of the building.
	Owner:	None.
Trees in backyard/maintenance	Association:	Responsibility to repair, maintain, and replace if necessary; lies outside of the "Unit Boundaries" as defined in Section 1.21; also in Section

**Wellington Ridge Homeowners Association Inc.
Maintenance & Service Responsibility Chart**

		7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Utilities		
Air Conditioning/ Heating (including ducts, drains, lines, condensers, and electrical connections)	Association:	None. These are located within Unit Boundaries, and therefore, are Unit Owner responsibility.
	Owner:	Responsibility to repair, maintain, and replace if necessary; Sections 1.21 and 7.3
All wiring from meter to panel and inside townhouse	Association:	None.
	Owner:	Responsibility to repair, maintain, and replace if necessary; within definition of Unit Boundaries (Sections 1.21 and 7.3)
Service to meter	Association:	Responsibility to repair, maintain, and replace if necessary; lies outside of the "Unit Boundaries" as defined in Section 1.21; also in Section 7.1(a)
	Owner:	None.
Exterior lighting and outlets	Association:	Responsibility to repair, maintain, and replace if necessary; lies outside of the "Unit Boundaries" as defined in Section 1.21; also in Section 7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Gas main to PSNC meter; from meter to and into condo	Association:	Responsibility to repair, maintain, or replace gas main to PSNC meter since it serves more than one Unit, with costs associated with repairs to be assessed to Units benefitting therefrom; Sections 7.1(a) and 7.2(a)
	Owner:	Responsibility to repair, maintain, and replace gas main from meter into condo unit if necessary; Sections 1.21 and 7.3
Plumbing from city line to meter and	Association:	Responsibility to repair, maintain, and replace if necessary; lies outside of the "Unit Boundaries"

**Wellington Ridge Homeowners Association Inc.
Maintenance & Service Responsibility Chart**

from meter to condo		as defined in Section 1.21; also in Section 7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Plumbing inside condo structure but not within unit (pipe(s) and plumbing serving only one unit)	Association:	Lies outside of the "Unit Boundaries" as defined in Section 1.21; also in Section 7.1(a). Constitutes a limited common element, Section 1.13. Any repair or replacement assessed against the Owner, Section 7.2.
	Owner:	Responsibility to pay the cost of repair or replacement. Section 7.2.
Plumbing of outside water faucets	Association:	Responsibility to repair, maintain, and replace if necessary; lies outside of the "Unit Boundaries" as defined in Section 1.21; also in Section 7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Hot water heater & equipment	Association:	None.
	Owner:	Responsibility to repair, maintain, and replace if necessary because within the Unit Boundaries (Sections 1.21 and 7.3)
Sewer line inside condo property line	Association:	Responsibility to repair, maintain, and replace if necessary (common element); Section 7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Sewer line in common areas	Association:	Responsibility to repair, maintain, and replace if necessary (common element); Section 7.1(a)
	Owner:	Responsibility to pay the cost of repair or replacement only if necessitated by misuse, damage, or negligence. Section 7.1(b).
Dryer Vents; Bathroom Exhaust	Association:	Responsibility to repair, maintain, and replace if

**Wellington Ridge Homeowners Association Inc.
Maintenance & Service Responsibility Chart**

Vents	n:	necessary (common element); Section 7.1(a)
	Owner:	Responsibility to repair, maintain, and replace if necessary. (1.21 and 7.3)
Common Elements		
Parking lot/pavement/sidewalk	Association:	Responsibility to maintain, repair, and replace (Section 7.1)
	Owner:	Pay common expense to cover the cost of any repair/maintenance done by Association (7.1); Owner will be forced to pay individually if damage to common area is caused by intentional act or failure to act (7.1(b))
Natural Areas	Association:	Responsibility to maintain, repair, and replace (Section 7.1)
	Owner:	Pay common expense to cover the cost of any repair/maintenance done by Association (7.1); Owner will be forced to pay individually if damage to common area is caused by intentional act or failure to act (7.1(b))
Landscaping	Association:	Responsibility to maintain, repair, and replace (Section 7.1)
	Owner:	Pay common expense to cover the cost of any repair/maintenance done by Association (7.1); Owner will be forced to pay individually if damage to common area is caused by intentional act or failure to act (7.1(b))
Streets	Association:	Responsibility to maintain, repair, and replace (Section 7.1)
	Owner:	Pay common expense to cover the cost of any repair/maintenance done by Association (7.1); Owner will be forced to pay individually if damage to common area is caused by intentional act or failure to act (7.1(b))
Trees in common area	Association:	Responsibility to maintain, repair, and replace (Section 7.1)
	Owner:	Pay common expense to cover the cost of any

**Wellington Ridge Homeowners Association Inc.
Maintenance & Service Responsibility Chart**

		repair/maintenance done by Association (7.1); Owner will be forced to pay individually if damage to common area is caused by intentional act or failure to act (7.1(b))
Limited Common Elements**		
Balconies/Decks	Association :	Responsibility to maintain, repair, and replace wooden railings if necessary; Section 7.2(a)
	Owner:	Responsibility to pay limited common expense if limited common element repair/maintenance affects or applies to their unit; Section 7.2(a)). Responsibility to maintain and clean decks
Patios	Association :	Responsibility to maintain, repair, and replace if necessary; Section 7.2(a)
	Owner:	Responsibility to pay limited common expense if limited common element repair/maintenance affects or applies to their unit; Section 7.2(a)
Entrance Walks and Stairs	Association :	Responsibility to maintain, repair, and replace if necessary; Section 7.2(a)
	Owner:	Responsibility to pay limited common expense if limited common element repair/maintenance affects or applies to their unit; Section 7.2(a)
Entrance doors and outside windows	Association :	None.
	Owner	Responsibility to maintain, repair, and replace entrance doors and outside windows as limited common elements designated to benefit each particular Unit. Sections 1.21, 7.2(a), and Ex. B.

**Limited Common Elements repair, replacement, and maintenance will be done by the HOA as specified above; however, depending on which Units benefit from the particular Limited Common Elements, HOA can split the cost of the repair, replacement, maintenance between the benefitting Units. Unit Owners, therefore, will be responsible for the payment of the repair, replacement, and maintenance of these items.