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2						
3		HOMEOWNER	ASSOCIATION	LOCATION IN MASTER DEED OR BY-LAWS	NOTES	MEMOS
4						
5						
6	STRUCTURE					
7						
8	Roof		X	Master Deed, paragraph 6(a) (vi), 9		
9	Gutter repair		X	Board discretion		
	Gutter cleaning		X	Board discretion		
	Siding		X	Master Deed, Paragraph 9 (a)		
	Roads		X	Master Deed, Paragraph 6 (a) (ii)		
13	Walkways		X	Master Deed, Paragraph 6 (a) (ii)		
14	Mailboxes		X	Board discretion		
	Patios		X	Master Deed, Paragraphs 6 (b), 9 (b)	(Association), unless caused by owner negligence,	
16					but owner is responsible for snow clearing and cleaning	
17	Decks		x		(Association), unless caused by owner negligence,	
18					but owner is responsible for snow clearing and cleaning	
19					. 5	
20	WINDOWS					
21						
22	Repair/Replacement	Х		Master Deed, Paragraphs 5 (b), 9 (b)		Windows must be replaced in accordance to the approved specifications.
23		х		Board discretion	(Owner) assuming part of window	Screens must be kept in good repair
		Х		Master Deed, Paragraphs 5(b), 9 (b)	, , ,	
	,	х		Board discretion	(Owner) assuming part of window	
	Shutters		x		(Association) assuming common element	
27					( account of account o	
28	DOORS					
29						
	Back door replacement	х		MD, paras. 5(b), 9 (b)	Owner	approved specifications
		x		MD, paras. 5(b), 9 (b)	Owner	approved specifications
	Front door painting		x		Association (assuming "exterior surface"), although	approved specifications
	The second persons				contradicts other provisions stating that "doors"	
33 34					are unit owner responsibility.	
35	Jambs	x		Board discretion	Owner (assuming part of door)	
36			x		Association (assuming "exterior surface"), although	
37					contradicts other provisions stating that "doors"	
38					are unit owner responsibility.	
39	CHIMNEY	1			and a series responsibility.	
40	Cinimital					
	Cleaning	x		MD, paras. 5(b), 9(b)	Owner	
42	Flue	x			Owner	
43		X		MD, paras. 5(b), 9(b)	Owner	Assuming part of chimney
		X		MD, paras. 5(b), 9(b)	Owner	Assuming part of chimney Assuming part of chimney
45	0.1000					, assuming part of continuey
46		1				
47	VENTS					
48	AFIA12	1				
	Dryer vent cleaning (including hose)	x		MD, paras 5(b) (ix)	Owner	Exterior screens will be replaced as needed by Association
	Dryer vent replacement	^ V			Owner	Exterior screens will be replaced as fleeded by Association
51	Roof vents	^	x			
52	rooi veiits		^	IVIU, para. 3	Association	
53		1				
53		1				
54		1				

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56		HOMEOWNER	ASSOCIATION	LOCATION IN MASTER DEED OR BY-LAWS	NOTES	MEMOS
57	PLUMBING	HOIVIEUWIVER	ASSOCIATION	LOCATION IN WASTER DEED OR BT-LAWS	NOTES	INICINIOS
58	FLOWIBING					
59	Interior: pipes, toilets, sinks					
	(install, clogs, etc.)					
61		v		MD, paras 5(b)(iii), 9(b)	Owner	
62	Exterior: pipes (clogs, etc.)	^		(VID, paras 5(b)(iii), 5(b)	Owner	Homeowner should have interior pipes and faucets checked
63	Exterior: pipes (clogs, etc.)		х	MD, para 5(b)(iii)	Association	annually for leaks
	Main		^	(NID, para 3(b)(iii)	Association	annually for leaks
65	Hose bib (sides of building only)		х	MD, para 5(b)(iii)	Association	
66		x	<i>x</i>		Owner	
67		^		(ND, para 5(b)	Owner	
68						
69	INTERIOR					
70						
	Furnace heating					Homeowner should have furnace checked annually
72	Air conditioning	x		MD, paras 5(b) (i), 9 (b)	Owner	
		X			Owner	Homeowner should check water heater for efficiency
		X			Owner	
	• •	X			Owner	
	Kitchen cabinets	x		MD, paras. 5(b)(iv), 9b	Owner	
		X			Owner (part of unit)	
		X			Owner	
79		X			Owner	
80	SERVICES			, para d(a), d(a)		
81						
82	Seal coat roads & parking spaces					
	Road & parking space replacement		х	MD, para 6(a) (ii)	Association	
	Garbage, trash, recycle		х		Association	
	Shrub beds (weeds, pruning)		х		Association	
	Lawn mowing		Х		Association	
87	Street snow removal		Х	MD, para. 6 (a)(iv), 9 (a)	Association	
88	Front walk snow removal		Х	MD, para 6(a) (ii)	Association	
89	Common walk snow removal		Х	MD, para. 9(a)	Association (assuming "walkway"	
	Sprinkler		Х		Association	
91			Х	MD, para 6 (a) (iv)	Association	
92						
93	PEST CONTROL					
94						
	Termites					All interior insects are treated by owner, such as household ants, roaches,
96	Carpenter ants		Х	Not mentioned		silver fish, etc., only wood destroying insects are treated including exterior
97	Carpenter bees		Х	Not mentioned		spiders.
	Animal control (attic)		Х	Not mentioned		
	Animal control (chimney)	Х		Not mentioned		
100			Х	Not mentioned		
101						
102	PAINTING					
103						
	Window Lintel					
	Decks		Х	Not mentioned		
106	Dormers		X	MD, para. 6 (b)		