

## TWO WORLDS CONDOMINIUMS MAINTENANCE RESPONSIBILITIES

The following list of maintenance items is intended to clarify whether the Association or individual owner is responsible for the maintenance of specific items.

|  | Association | Owner |
|--|-------------|-------|
| Air Conditioner  |             | X     |
| Door Repairs   |             | X     |
| Door and Window Screens  |             | X     |
| Driveway Repairs   | X           |       |
| Dryer Ducts and Vents  |             | X     |
| Fireplace  |             | X     |
| Foundation Wall Repairs  | X           |       |
| Furnace and Water Heater or softener unit                                  |             | X     |
| Gutters and Downspouts   | X           |       |
| Interior Insurance Coverage  |             | X     |
| Lawn Mowing  | X           |       |
| Landscape Maintenance (including trees and shrubs)                         | X           |       |
| Light Bulbs (clubhouse & pool)   | X           |       |
| Light Bulbs (front porch & patio)  |             | X     |
| Locks  |             | X     |
| Mud jacking to sidewalks, driveways – must be at least 1” out of alignment | X           |       |
| Patio concrete repairs and mud jacking                                     | X           |       |
| Pet Control/clean up   |             | X     |
| Roof leaks   | X           |       |
| Roof leak damage to interior drywall/interior paint/wall covering/floor    | X           |       |
| Sewer backups (inside unit)  |             | X     |
| Sewer backups (outside common sewer lateral)                               | X           |       |
| Snow plowing/shoveling/sidewalk salt over 1”                               | X           |       |
| Street lights  | X           |       |
| Street repairs   | X           |       |
| Street signs   | X           |       |
| Termite inspection   |             | X     |
| Water faucets (outside of the unit)  | X           |       |
| Water lines (inside unit)  |             | X     |
| Water lines (outside of the water meter)                                   | X           |       |
| Window cleaning  |             | X     |
| Windows and screens  |             | X     |
| Window leak damage to interior drywall/sills/paint/wall covering/stain     |             | x     |