

MAINTENANCE RESPONSIBILITY GUIDELINE
Shannon Woods Condo Assoc; Approved 03.21.18

A = Association OR O = Owner

GROUNDS:

Lawns	A
Permanent Plantings	A
Walkways	A
Driveways	A
Parking Spaces	A
Patios/Decks Maintenance	O
Patios/Decks Replacement	O
Fencing	A

DOORS:

Front Exterior	O
Rear Exterior	O
Storm	O
Screen	O
Slider/Patio	O
Interior	O
Door Hardware	O
Garage Door	O

WINDOWS:

Replacement	O
Maintenance	O
Glass Damage	O
Screens/Hardware/Window Sash Replacement	O
Washing	O
Window Frames	A

ELECTRICAL:

Interior Fixtures & Wiring	O
Interior Switches & Wiring	O
Exterior Fixtures (Wiring Coming From Unit)	O
Exterior Fixtures (Wiring Coming From Common Area)	A
Appliances	O
Hot Water Heaters (Replacement)	O
Hot Water Heaters (Damage from Leakage)	O
Telephone (Equipment & Wiring)	O
De-Icing Heat Tape	A

PLUMBING:

Within Unit	O
Outside Spigot	O
Collection pipes for more than one unit	A

VENTING:

Dryer	O
Furnace	O
Gas Fireplace	O

GARAGE:

Door Panels	O
Door Hardware	O
Openers	O
Door to Interior of Unit	O

BUILDING EXTERIOR:

Roof	A
Chimney - Exterior	A
Chimney Flues, Cleaning, Etc.	O
Siding/Trim	A
Power Washing	A
Front Stairs/Landing/Railing	A

PESTS:

Exterior Issues, Carpenter Ants & Termites	A
Exterior Issues, Wasps, Hornets, Bees, Rodents	A
Interior Issues, All Pests	O

Other Special Items:

Any damage caused to any of the above items resulting from the negligence of an owner, tenant, guest relative, agents, will be the sole financial responsibility of that unit owner, as determined by the Board of Directors.