Association Responsibilities	Declaration Reference	Unit Owner Responsibilities *	Declaration Reference
Roof repairs	6.2	Deck Maintenance *	6.1
Gutter & downspout	6.2	Deck Enclosures *	6.1
Chimney caps	6.2	All Doors / Windows /Skylights / Garage *	6.1
Outside Exhaust Vents	6.2	Interior Electrical Systems	6.1
Siding	6.2	Interior Smoke / Carbon Monoxide Detectors	6.1
Common Area Drainage	6.2	Interior Painting, Wall Crack Repair, Flooring, etc..	6.1
Spring / Summer / Fall Grounds Cleanup	6.2	Foundation Cracks	6.1
Irrigation System	6.2	Heating, Ventilating and A/C (HVAC)	6.1
Common Area Outside Lighting	6.2	Interior Piping (water / waste / gas / electrical)	2.2
Annual Paint, Chip and Trim Maintenance	6.2		
Garbage Removal (Contract)	6.4	RADON Testing	Owner Discretion
Asphalt Repair / Crack Sealing / Street Replacement	6.3	All weed control in Limited Common Elements appurtenant to the Unit	6.1
Water Bill - Irrigation System	6.2	Weed Control Under Birdfeeders	6.1
Professional Services as required	6.2	Dryer Vent Cleaning	Owner Discretion, 6.1
Income Tax	6.2	Sump Pumps	6.1
Insurance - Common Element Liability	9.1	Back-up Electrical Systems *	6.1
Professional Management	4.4	Decorative outside lighting other than Coach Lights - rear, front, garage *	6.1
Mail Box Maintenance	6.2	Repair Nail / Screw Holes in Trim or Siding if placed by unit owner	6.1
Outside Entrance, Patio and Garage Lighting - repair / replace / maintain	6.2	Concrete sidewalks, patios, stoops, driveways etc. repair, maintain, replace. Mud Jacking *	2.2, 6.1
Winter Snow Removal - 2"+ - excluding 1 foot from garage door	6.3	Winter Snow Removal - one foot from garage door	Association Rule
Ice Control (Salting of Streets & Entry)	6.3	Ice Control - stoops, sidewalks, drives.	6.1
Water / Gas Mains Outside of Unit	2.2	Monthly Dues / Special Assessments	5.2
		Late Payment & Lien Charges until fully paid	5.2, 5.3, 14.1,14.2
Insect / Pest Control Outside of Unit only if it's a complex wide issue	6.2	Insect/Pest Control ('coons, squirrels, birds, voles, mice, hornets/wasps etc...) and any holes dug by said animal in Limited Common Elements appurtenant to the Unit	6.1
Gutter Cleaning	6.2	Pets 24"-27" paw to shoulder	7.4
Budget of Common Expenses	5.1	Parking Restrictions	7.6
Budget for Reserves Funding	5.1	Waste - litter, building material	7.7
Liens on Units for Bylaws Infractions	5.3	Antennas / Dishes (no roof mounting) *	7.8
Trees / Mulch – every three (3) years beginning 2012	6.2	Mulch – years 2 and 3 using WPI	Association Rule
		Signs *	7.13
		Approvals	4.5
All General Common Elements not specifically listed above	6.2	All Limited Common Elements not specifically listed above	6.1
		*** Must have board approval**	
		Revised: **4.9.2026**	