

Woodland Trails Maintenance Responsibility Checklist

Key:

X = Maintenance, Repair, and Replacement

S = Shared maintenance to keep area clean and free of clutter

<u>Item</u>	<u>Association Responsibility</u>	<u>Owner Responsibility</u>	<u>Document Reference</u>
Air conditioner:		X	Declaration §§ 4.2(c), 21.2
Balcony:	X	S	Declaration §§ 12, 21.2
Club House:	X		Declaration § 21.1
Ceiling Fans:		X	Declaration § 21.2
Dishwasher:		X	Declaration § 21.2
Doors Attached to Unit:		X	Declaration §§ 4.2(c), 21.2
Doors - Front Entry Door		X	Declaration §§ 4.2(c), 21.2
Driveway:	X	S	Declaration §§ 12, 21.1
Dryer Vents		X	Declaration §§ 4.2(c), 21.2
Dumpster Corrals	X		Declaration § 21.1
Floor Coverings of Unit		X	Declaration § 21.2
Foundation	X		Declaration § 21.1
Electrical System of Unit		X	Declaration § 21.2
Electrical Serving Common Areas	X		Declaration § 21.1
Furnace		X	Declaration § 4.2(c)
Garage Door - Mechanics and Operation		X	Declaration §§ 4.2(c), 21.2
Garage Door - Door and Paint	X		Declaration § 21.1
Garbage Disposal		X	Declaration § 21.2
Gutters and Downspouts	X		Declaration § 21.1
Lawn	X		Declaration §§ 12, 21.1
Light Fixtures and Bulbs - Unit		X	Declaration § 21.2
Light Fixtures - Common Areas	X		Declaration § 21.1
Light Bulbs - exterior of unit's main entry and garage door		X	Rules & Regulations 13(a)
Maintenance Rooms	X		Declaration § 21.1
Mailboxes	X		Declaration § 21.1

<u>Item</u>	<u>Association Responsibility</u>	<u>Owner Responsibility</u>	<u>Document Reference</u>
Mailbox Keys and Lock Replacement		X	Declaration §§ 2, 21.2
Painting - Exterior	X		Declaration § 21.1
*Painting - Interior of Unit		X	Declaration § 21.2
Parking Areas - Common	X		Declaration § 21.1
Patio	X	S	Declaration §§ 12, 21.1
Patio / Balcony Doors		X	Declaration §§ 4.2(c), 21.2
Plugged Drains of Unit		X	Declaration § 21.2
Roof	X		Declaration § 21.1
Sewer and Water	X		Declaration §§ 21.1, 21.5
Sewer Lateral Pumps	X		Declaration §§ 21.1, 21.5
Shrubs and Trees	X		Declaration §§ 12, 21.1
Sidewalks	X		Declaration § 21.1
Siding	X		Declaration § 21.1
Sinks in Unit		X	Declaration § 21.2
Smoke Detectors		X	Declaration § 21.2
Snow Removal - Driveways	X		Declaration §§ 12, 21.1
Sump Pumps		X	Declaration § 4.2(c)
Swimming Pool	X		Declaration § 21.1
Water Supply and Plumbing		X	Declaration §§ 4.2(c), 21.2
Water Valve Into Unit		X	Declaration § 21.2
Washer and Dryer		X	Declaration § 21.2
Water Heater		X	Declaration §§ 4.2(c), 21.2
Windows and Screens of Unit		X	Declaration §§ 4.2(c), 21.1, 21.2

* Contact Association Property Manager for paint color of entry doors