Rules and Regulations
Ravina Estates Owner Assoc.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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Ravina Estates

MAINTENANCE RESPONSIBILITY CHART

Each Owner is responsible for the maintenance, repair and replacement of all elements of the Residential Unit, except as otherwise set forth in the Governing Documents. The Association is generally responsible for all of the maintenance, repair and replacement of the Association's Property and the Common area, except as otherwise set forth in the Governing Documents.

	Association				Homeowner		
Item	**Maint.**	**Repair**	**Replace**		**Maint.**	**Repair**	**Replace**
Air conditioner					x	x	x
Added modifications to unit					x	x	x
Bathtub					x	x	x
Cabinets, all rooms					x	x	x
Ceiling fans					x	x	x
Chimneys	x	x	x				
Concrete Stoop					x	x	x
Deck boards					x	x	x
Dishwasher					x	x	x
Driveway	x	x	x				
Drywall cracks					x	x	x
Electrical wiring in wall					x	x	x
Exterminating - inside of unit					x	x	x
Exterminating - outside of unit	x	x	x				
Fireplace					x	x	x
Floor coverings					x	x	x
Front door					x	x	x
Front door interior staining					x	x	x
Front door hardware					x	x	x
Front ent. Courtyard					x	x	x
Furnace					x	x	x
Garage door					x	x	x
Garage door opener					x	x	x
Garbage disposal					x	x	x
Gutter & downspouts	x	x	x				
Lawn	x	x	x				
Light fixture, front door					x	x	x
Light bulb, front door					x	x	x
Light fixture, garage					x	x	x
Light bulb, o/s garage					x	x	x
Light fixture, patio/deck					x	x	x
Light bulb, patio/deck					x	x	x
Light fixture, post & bulb					x	x	x
Mailbox			x		x	x	
Microwave					x	x	x
Painting, interior					x	x	x
Painting, exterior	x	x	x				
Patio/deck doors					x	x	x
Patio door hardware					x	x	x

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	Association				Homeowner		
Item	**Maint.**	**Repair**	**Replace**		**Maint.**	**Repair**	**Replace**
Patios					**x**	**x**	**x**
Plugged drains					**x**	**x**	**x**
Plumbing inside bldg.					**x**	**x**	**x**
Refrigerator					**x**	**x**	**x**
Roof	**x**	**x**	**x**				
Satellite dish					**x**	**x**	**x**
Screens for window and doors					**x**	**x**	**x**
Shower					**x**	**x**	**x**
Shrubs and trees	**x**	**x**	**x**				
Sidewalk-Walkway to front door			**x**		**x**	**x**	
Siding	**x**	**x**	**x**				
Sinks					**x**	**x**	**x**
Skylights					**x**	**x**	**x**
Smoke detectors					**x**	**x**	**x**
Snow removal - Driveway	**x**	**x**	**x**				
Snow removal - Walkways	**x**	**x**	**x**				
Sprinkler system	**x**	**x**	**x**				
Storm door front entrance					**x**	**x**	**x**
Storm door garage entrance					**x**	**x**	**x**
Street maintenance	**x**	**x**	**x**				
Toilets					**x**	**x**	**x**
Thermostats					**x**	**x**	**x**
Washer & dryer					**x**	**x**	**x**
Water heater					**x**	**x**	**x**
Water spigot - ext hose	**x**	**x**	**x**				
Watering, lawn, shrubs, trees	**x**	**x**	**x**				
Window glass					**x**	**x**	**x**
Window replacement					**x**	**x**	**x**
Windows, interior staining					**x**	**x**	**x**

DISCLAIMER: This is <u>not</u> and must not be used as legal advice or consultation. Please contact an attorney for advice and interpretation of each and every individual issue you encounter!

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