

**LAKWOOD TERRACE TOWNHOUSE ASSOCIATION**

**GENERAL MAINTENANCE RESPONSIBILITIES**

**Per the Declaration of Lakewood Terrace Townhouse Association**

<b>ITEM</b>	<b>ASSOC RESPONSIBILITY</b>	<b>OWNER RESPONSIBILITY</b>
Landscaping, mowing, shoveling, snowplowing of common area grounds, including all walkways and <i>flat</i> roofs	ALL -- Common Areas only	NONE
Landscaping, mowing, shoveling of individual owners lots, including front step and decks	NONE	ALL
Exterior surfaces of buildings, i.e. all walls, not including doors, windows, and trim	ALL painting and/or staining	NONE
Doors (man and garage)	NONE	ALL replacement and painting, including trim
Windows and other exterior glass	NONE	ALL including interior and exterior framing, window replacement, and trim painting, all work to be arranged and paid for by individual owner
Deck	NONE	ALL painting, staining, and repair
Gutters—cleaning and maintaining	ALL	NONE

Roofs	Exterior surfaces only (shingles, felt, ice & water shield), includes routine maintenance and shoveling <i>flat</i> roofs	Roof decking, venting (for condensation remedy), improvements, all costs if damage is result of negligent or willful act, in which case the Assoc will do the necessary work and assess the responsible owner
Sewer Lines	Common lines serving two or more lots that have back-ups or are frozen	Individual household service lines serving one lot that have back-ups or are frozen
Plumbing, electrical, and heating and cooling systems	NONE, except those located on common areas	ALL
Interior of buildings and other structures	NONE	ALL
Foundations	NONE	ALL
Fences to enclose yards	NONE	ALL
Fences to enclose the condo complex and common areas	ALL	NONE
Chimney inspection (including flashing & cap) for cleaning, fire, and safety	ALL	NONE
Chimney cleaning (including flashing & cap)	NONE	ALL
Trees in common areas—trimming, removal, planting	ALL	NONE
Trees in individual homeowners' areas—trimming, removal, planting (with Association approval of tree removal)	NONE	ALL

Party (common) walls	NONE	One half of the cost of maintaining the wall as a party wall in a useable and safe condition
Any homeowner improvement	NONE	ALL