

# TALNUCK OWNERS ASSOCIATION

## RESPONSIBILITY MAINTENANCE MATRIX

<u>Association</u>	<u>Co-owner</u>	<u>Comments</u>
<b>Interior Walls</b>		
Drywall	X	
Paint	X	
<b>Plumbing</b>		
Fixtures	X	
Pipes Clogged	X	
Sewer Backup	X	
Sump pump & lines	X	
Water meter	X	
<b>Roof &amp; Exterior</b>		
Replacement	X	
Leaks	X	
Gutters & Downspouts	X	
Walls	X	
Siding & Wood Trim	X	
Brick	X	
Paint	X	
Glass door walls	X	
Mailbox	X	(Per Oakhurst Master Deed & Bylaws)
<b>Driveway</b>		
Repairing	X	
Snow Removal	X	
Salting in Winter	X	X
<b>Porch, Steps, Walkway &amp; Sidewalks</b>		
Repairing	X	
Snow Removal	X	
Salting in Winter	X	X
Street Sidewalks	X (Oakhurst)	

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<b>Main Road</b>			
Repairing	X		(Done by Oakhurst Assoc.)
Snow Removal	X		(Done by Oakhurst Assoc.)
Salting in Winter	X		(Done by Oakhurst Assoc.)
<b>Windows and Screens</b>			
Glass repair		X	Includes Door walls
Screens		X	Includes Door walls
Caulking		X	
Entire Replacement		X	Includes Door walls
<b>Basement</b>			
Structural wall leaks		X	
<b>Chimney</b>			
Birds		X	
Flue		X	(Cleaning)
Leaks		X	
Fireplace		X	
<b>Deck</b>			
Deck		X	Includes cleaning & sealing
<b>Lawn &amp; Grounds</b>			
Street Trees Maintenance	X		
Common Areas	X		
Entrances	X		
Tree & Shrub Trimming	X		
Street Tree Replacement	X		
Sprinkler Systems	X		
Rear/Side Beds, Shrubs & Trees		X	(within 15 ft. from rear of condo)
Front Flower Beds	X		

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<b>Electrical</b>			
Lines to condo		X	Detroit Edison
Interior fixtures		X	
Interior outlets		X	
Alarm systems		X	
Phone wiring		X	
Vent fans		X	
Electric meter		X	Detroit Edison
Security Lights		X	
Cupola Lights	X		
<b>Garage</b>			
Door opener		X	
Door		X	
Painting exterior		X	
Floors		X	
Walls interior		X	
<b>Air Conditioner</b>			
		X	

Talnuck Paint/Stain Colors:

Sherwin Williams Super Paint.  
 Code #2005- Keystone Gray for units with bronze or white window frames  
 Code #2071- Studio Taupe for units with beige window frames.  
 Front door - Minwax gel stain mahogany 605.  
 Decks - "Natural" colors that must match your home.  
 Painter – Matt Fullington - 248-330-2522 - [ultimatepainting68@yahoo.com](mailto:ultimatepainting68@yahoo.com)

Roofing Material:

Certainteed Landmark Shingles and the color is Colonial Slate - AV.