

## Wabeek on the Lake Condominium Association

### Maintenance Matrix

**PLEASE NOTE:** This Summary is for convenience of reference only. It does not supersede or alter any statements of duty appearing in the Association's governing documents. In the event of contradiction, the governing documents will control. Additionally, there are some exceptions that may apply to these generalized statements of duties as per the governing documents. Legal counsel must be consulted for certainty of duties based on the factual situation involved.

ITEM	ASSN	CO-OWNER	COMMENTS
<b>Additions/Modifications</b>		X	
<b>Air Conditioners</b>			
Compressor		X	
Concrete Pad		X	
<b>Appliances</b>		X	Including Furnace and A/C and related ductwork, humidifier, air cleaner, any personal alarm system, garbage disposal, dishwasher, range, oven, refrigerator, vent or exhaust fans and related ductwork, dryer venting, vent covers and filters and individual hot water heaters. (NOTE: Association must be contacted to perform any maintenance, repair or replacement which would impact or involve the Building roof systems, which charges will be billed back.)
<b>Basement</b>			
Floor	X		
Sump Pumps		X	
<b>Building Exterior</b>	X		
<b>Cabinets, Countertops, Shelving</b>		X	
<b>Ceilings</b>		X	Includes restoration after Association repair of wall, foundation or floor cracks and/or leaks.
<b>Chimneys</b>	X		Co-owner is responsible for Combustion chamber only.
<b>Courtyards</b>		X	
<b>Decks</b>			
Light fixtures	X		Not Bulb replacement.
Structure		X	Including railings and columns.
Snow Removal		X	
Screens		X	
Steps		X	
<b>Doors/Doorwalls/Storm Doors</b>			Interior and exterior.
Frame		X	
Glass		X	
Handles & Locksets		X	
Screens		X	
Seal		X	
Surfaces		X	Association will paint and caulk exterior as part of its regular maintenance program (including frames).
<b>Drain Lines and floor drains</b>		X	Located within the Unit.
<b>Driveways</b>	X		
<b>Electrical</b>			
System		X	From and including electrical meter (even though partly General Common Element), including lines, circuit breakers, boxes, switches, outlets, doorbell system and fixtures.
Exterior lighting	X		Post lamp, porch, deck and garage mounted lights.

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<b>Fireplace</b>		X	Including combustion chamber, flues and dampers.
<b>Floors</b>			
Coverings		X	
Subfloor	X		
<b>Gas</b>		X	Lines and piping within Unit (even though General Common Elements), including shut-off valves, supply lines, drains, rings, washers, and fixtures.
<b>Garages</b>			Association will paint and caulk exterior as part of its regular maintenance program.
Door and hardware		X	
Opener		X	Including related hardware and lock.
Floor		X	
Weather Stripping		X	
Walls (Interior)		X	
<b>Improvements and Decorations</b>		X	Paint, wallpaper, window treatments, carpeting and other floor covering/trim. Includes restoration after Association repair of wall, foundation or floor cracks and/or leaks.
<b>Interior Insect/Critter extermination</b>		X	
<b>Irrigation</b>	X		Including wells, water lines, valves, sprinkler heads, timers, pumps and electrical equipment.
<b>Landscaping/ Lawns and Grounds</b>	X		Co-owner responsible for any Co-owner installed landscaping/planting.
<b>Mailboxes</b>	X		
<b>Patios</b>			
Lights	X		Not bulb replacement.
Maintenance, repairs and snow removal		X	
Steps		X	
<b>Plumbing</b>		X	Lines and piping within Unit (even though General Common Elements), including shut-off valves, supply lines, drains, rings, washers, and fixtures.
<b>Porches</b>			
Lights	X		Not bulb replacement.
Repair (General repair not involving Association items)		X	Wooden structural elements and stone walls.
Steps	X		
Snow Removal	X		
<b>Recreational Facilities</b>	X		Including the Dock.
<b>Roads</b>	X		
<b>Roofs, Gutters, Downspouts and Parapet Walls</b>	X		
<b>Sanitary Sewer</b>	X		Up to but not including point of connection with plumbing fixtures and excepting that within Units.
<b>Sewage ejector pumps and systems</b>		X	
<b>Sidewalks</b>			Those located between driveways and Unit porches/entryways.
Repairing	X		
Snow Removal	X		
<b>Skylights</b>		X	The rooftop box is an integral part of the roof and is an Association responsibility.
<b>Storm Drainage system</b>	X		
<b>Telephone</b>	X		Except that portion that is owned by the utility.

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<b>Walls</b>			
Perimeter Wall Construction	X		
Interior Wall Construction and Drywall		X	Includes restoration after Association repair of wall, foundation or floor cracks and/or leaks.
Perimeter Drywall		X	Finishing (e.g. paint/wallpaper) of surfaces is a Co-owner responsibility.
<b>Windows</b>			
Caulking (interior)		X	Association is responsible for exterior caulking and periodic painting of surfaces.
Frame		X	
Glass & Glass Seal		X	
Lock & Handle		X	
Screens/Storms		X	
Sills/Interior		X	
Weather Stripping		X	