

Lake Ridge Maintenance Responsibility Grid

Revised and Approved 4/21/10		ASSOCIATION	CO-OWNER	COMMENTS
AIR CONDITIONERS				
	COMPRESSOR		X	
	FAN		X	
BASEMENT				
	CRACKS	X		
	DRAINAGE	X		Sump Pumps & Clearing line, may be billed back in cases of co-owner fault.
	CLEAN UP OF BACK UPS		X	
	LEAKS	X		
ELECTRICAL				
	CIRCUIT BREAKERS		X	
	CIRCUITS		X	
	DOORBELLS		X	
	EXTERIOR OUTLETS	X		
	INTERIOR OUTLETS		X	
	PORCH LIGHTS/FIXTURES	X		Fixture, No bulbs. Developer original fixtures only, no upgrades.
	SWITCHES		X	
EXTERIOR DOORS				
	DOOR KNOBS/LOCKS		X	
	JAMBS		X	
	OUTSIDE SURFACE		X	
	PAINTING		X	

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EXTERIOR DOORS CONT'			
THRESHOLD		X	
WEATHER STRIPPING		X	
STORM DOOR		X	
SCREENS		X	
FURNACE			
GARAGES			
GARAGE DOOR		X	
GARAGE DOOR OPERATOR		X	
GARAGE DOOR PAINT		X	
GARAGE DOOR MAINTENANCE		X	
LEAKS			
GUTTER	X		
ROOF	X		
PATIO			
FENCES		X	Must be compliant with Association standards on file. Contact management.
LANDSCAPING ORIGINAL	X		Original landscaping as per the developer standards.
LANDSCAPING MODIFICATIONS		X	Co-Owner is responsible for any upgrades or modifications to original landscaping.
LIGHTS	X		Fixture, Not bulbs
SNOW REMOVAL		X	
STRUCTURE & STEP		X	

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PORCH				
	CARPET			NOT PERMITTED
	LIGHTS	X		Fixture, Not bulbs - Developer original only
	SNOW REMOVAL		X	
	BASE & STEP	X		Structure
BALCONY				
	CARPET			NOT PERMITTED
	RAILING		X	
	BASE	X		Support Beams into Structure
	FLOOR		X	
	SNOW REMOVAL		X	
PLUMBING				
	DISPOSAL		X	
	DRAIN CLOGGING		X	
	INDOOR FAUCET/FIXTURE		X	(Including leaks)
	LEAKS / MALFUNCTION - PIPE WITHIN WALL	X		Within the wall up to the point of connection
	LEAKS / MALFUNCTION - PIPE OUTSIDE OF WALL		X	
	OUTDOOR FAUCET	X		
	SEWER BACKUP	X		Except in case of co-owner falt
	TOILET		X	
	UNDERGROUND PIPES	X		
	WATER METER	X		
	SUMP PUMP	X		

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SATELLITE DISH				
INSTALLATION			X	Permit Required
REPAIR			X	
DAMAGES			X	
SIDEWALKS				
REPAIRING		X		
SNOW REMOVAL		X		
SMOKE DETECTOR				
BATTERY			X	
HARDWARE			X	
WALLS - INTERIOR				
CRACKS/SETTLING			X	
CRACKS/POPPING			X	
DRYWALL REPAIRS			X	
ROOF LEAK DAMAGE		X		Repaired to primer - paint/decorating is co-owner responsibility
RESIDENT ABUSE			X	
WATER HEATER				
			X	
WINDOW GRATES				
			X	Window well covers may be used and are co-owner responsibility

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WINDOWS				
	BROKEN PANE		X	
	CAULKING		X	
	FRAME		X	
	LOCK & HANDLE		X	
	SCREENS & STORMS		X	
	SEAL		X	
	SHUTTERS	X		
	SILLS		X	
	STICKING/WON'T OPEN		X	
	WEATHER STRIPPING		X	
	WINDOW WELL	X		
	INSECT / ANIMAL CONTROL	X		