MAINTENANCE RESPONSIBILITY					
DESCRIPTION	MAINTENANCE and REPAIR	REPLACE	COMMENTS		
Light Fixtures		•			
Garage Courtesy Lights - Front (IV.3.b.5A)	Assoc	Assoc	Assoc changes bulb		
Garage Photo Cell (IV.3.b.SA)	Assoc	Assoc			
Courtyard Post (IV.3.b.SA)	Assoc	Assoc	Assoc changes bulb		
Front and Lower Level Entrance (IV.3.b.SA)	Assoc	Assoc	Assoc supplies bulb		
Upper Balcony Light (IV.3.b.5A) (IV.1.b)	Assoc	Assoc	Assoc supplies bulb		
Interior Light Fixtures	Owner	Owner			
Other Electrical	ł	•	ł		
Transformer to Meter	Utility	Utility			
Wiring Meter to Fuse Box (IV.12.b) (IV.3.b.4)	Assoc	Assoc			
Fuse Box	Owner	Owner			
Circuit Breakers	Owner	Owner			
Wiring - Fuse Box to Device	Owner	Owner			
Plugs, Switches, Fixtures	Owner	Owner			
Exterior Outlet	Owner	Owner			
Attic and Whole House Fans	Owner	Owner	Board Approval Required		
Doorbell and Wiring	Owner	Owner			
Alarm Systems	Owner	Owner			
Garage Doors	•	•			
Springs, Wheels, Weather-stripping	Owner	Owner			
Electric Openers	Owner	Owner			
Door ¹	Owner	Owner	Board Approval Required		
Front Entrance Doors - Board Approval Required for Re	placement				
Front Door	Owner	Owner			
Glass, Weather-stripping	Owner	Owner			
Handles, Knobs, Locks	Owner	Owner			
Storm and Screen Door ²	Owner	Owner	Board Approval Required		
Front Porch Floor ³	Owner	Owner			
Windows and Doorwalls			1		
See Specifications for Window and Doorwall Repair and I	Maintenance				
Glass ⁴	Owner	Owner	Board Approval Required		
Mechanisms, Locks, Handles	Owner	Owner			
Exterior Frames and Trim ⁵	Owner	Owner	Board Approval Required		
Interior Casing and Frame	Owner	Owner			
Weather-stripping and Screens	Owner	Owner			
Kitchen and Laundry Room	01110				
Disposal - Switch, Wiring, Plumbing	Owner	Owner			
Kitchen Cabinets	Owner	Owner			
Kitchen Plumbing Including Faucets	Owner	Owner			
Range Hood and Vent Fan	Owner	Owner			
Dryer Vents	Owner	Owner	Remove lint per manufacturer specs.		
Lower Level	01110		The second permanando date of opera.		
Concrete Walls and Floor (Rod Holes)	Owner	Owner			
Improvements	Owner	Owner			
Grade and Drainage Outside of Walls	Assoc	Assoc			
Orace and Drainage Outside of Walls	73300	13300			

SECRIPTION and REPAIR REPLACE COMMENTS rrace, Air Conditioning, Chimneys Owner Owner Owner Furnace, Humidifier, Filters, Air Cleaners Owner Owner Owner Ducts, Registers Owner Owner Owner Air Conditioning Coil and Compressor Owner Owner Owner Ireplace Owner Owner Owner Ireplace Owner Owner Owner Chimney Flue Caps Assoc Assoc Assoc Chimney Flue Caps Assoc Assoc Assoc Imbing and Gas Lines Owner Owner Owner Sanitary Sewer to Building Assoc Assoc Assoc Interior Swer Plumbing Owner Owner Owner Vater Supply to Building Assoc Assoc Assoc Sater Water Faucets Owner Owner Owner Gas Lines atter first appliance Assoc Assoc Assoc Sater Water Supply to first gas appliance Assoc Assoc	MAINTENANCE RESPONSIBILITY					
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Garage Driveway (concrete)		73300	//3300	1		
Garage Floor (concrete) Owner Owner	Beaches-V.4 Replenish Sand - V.4 Garage Floor {concrete) Garage Driveway {concrete)	Assoc Assoc	Assoc Assoc			
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	Assoc = Blue Heron Pointe Condominium Association					
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y: soc = Blue Heron Pointe Condominium Association /ner = Co-owner lity = Utility and Blue Heron Pointe Condominium Association	Footnotes:					
y: soc = Blue Heron Pointe Condominium Association /ner = Co-owner lity = Utility and Blue Heron Pointe Condominium Association	1. Assoc will !)aint outside of garage door when the build	ing is painted.				
y: soc = Blue Heron Pointe Condominium Association /ner = Co-owner lity = Utility and Blue Heron Pointe Condominium Association	2. Storm doors are Welder, Style 100, Color Sandal, mar	nufactured by	See httQ://ww	w.foxaluminum.com/.		
y: soc = Blue Heron Pointe Condominium Association mer = Co-owner lity = Utility and Blue Heron Pointe Condominium Association otnotes:						
y: soc = Blue Heron Pointe Condominium Association mer = Co-owner lity = Utility and Blue Heron Pointe Condominium Association otnotes: Assoc will !)aint outside of garage door when the building is painted. Storm doors are Welder, Style 100, Color Sandal, manufactured by See httQ://www.foxaluminum.com/.				Idinas		
y: soc = Blue Heron Pointe Condominium Association yner = Co-owner lity = Utility and Blue Heron Pointe Condominium Association otnotes: Assoc will !)aint outside of garage door when the building is painted.				191190.		