

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			
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 Replacement			
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			
See Specifications for Window and Doorwall Repair and 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			
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			
Concrete Walls and Floor (Rod Holes)	Owner	Owner	
Improvements	Owner	Owner	
Grade and Drainage Outside of Walls	Assoc	Assoc	

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Furnace, Air Conditioning, Chimneys			
Furnace, Humidifier, Filters, Air Cleaners	Owner	Owner	
Ducts, Registers	Owner	Owner	
Air Conditioning Coil and Compressor	Owner	Owner	
Fireplace	Owner	Owner	
Interior Flues	Owner	Owner	
Chimney Cap (galvanized)	Assoc	Assoc	
Chimney Flue Caps	Assoc	Assoc	
Chimney Flue Screens	Assoc	Assoc	
Plumbing and Gas Lines			
Sanitary Sewer to Building	Assoc	Assoc	
Interior Sewer Plumbing	Owner	Owner	
Water Supply to Building	Assoc	Assoc	
Interior Water Lines	Owner	Owner	
Exterior Water Faucets	Owner	Owner	
Faucets, Valves, Fixtures	Owner	Owner	
Main Gas Supply to first gas appliance	Assoc	Assoc	
Gas Lines after first appliance	Owner	Owner	
Upper Balcony MD IV.3.b.1			
Planking, Joists, Footing and Posts ⁵	Owner	Owner	See footnote.
Wood and Wrought Iron Railings ⁵	Owner	Owner	See footnote.
Wood and Wrought Iron Stairways and Landings	Owner	Owner	
Decks and Patios			
Planking, Joists, Footing & Posts	Owner	Owner	Board approval for new or replacement
Concrete, Brick, or other Masonary Patio	Owner	Owner	Board approval for new or replacement
Miscellaneous			
Bathrooms	Owner	Owner	
Gutters, Downspouts, and Drain Pipes	Assoc	Assoc	
Roof Vents	Assoc	Assoc	
Attic Insulation	Owner	Owner	
Docks -V.4	Assoc	Assoc	
Beaches-V.4	Assoc	Assoc	
Replenish Sand - V.4	Assoc	Assoc	
Garage Floor (concrete)	Owner	Owner	
Garage Driveway (concrete)	Assoc	Assoc	
Key:			
Assoc = Blue Heron Pointe Condominium Association			
Owner = Co-owner			
Utility = Utility and Blue Heron Pointe Condominium Association			
Footnotes:			
1. Assoc will paint outside of garage door when the building is painted.			
2. Storm doors are Welder, Style 100, Color Sandal, manufactured by		See http://www.foxaluminum.com/ .	
3. Assoc may arrange for repair or replacement, and assess the owner for the cost. MD IV.3.b.6			
4. Board approval is required for replacement glass if the external appearance is different than other buildings..			
5.Wood Exterior Frames and Trim will be painted by the Assoc when the building is painted.			