

Maintenance Responsibility Summary

(As specified in the Condominium By-laws)

<u>Item</u>	<u>Responsibility</u>	<u>Item</u>	<u>Responsibility</u>
AIR CONDITIONERS		LEAKS	
a/c coil	Co-owner	Gutter	Association
Compressor	Co-owner	Roof	Association
Filters	Co-owner	INDOOR LIGHT FIXTURES	Co-owner
Ducts	Co-owner	OUTDOOR LIGHT FIXTURES	
Registers	Co-owner	Photo cell	Association
Fan	Co-owner	Entrance lights	Association
ALARM SYSTEMS	Co-owner	Garage	Association
BALCONIES/DECKS		Back lights	Association
All modifications	Association	Front porch	Association
BASEMENT/LOWER LEVEL		All modifications	Co-owner
Walls/floor	Association	PEST CONTROL	Association
All modifications	Co-owner	PORCHES	
Circuit breakers	Co-owner	Steps	Association
Hot water tank	Co-owner	Footings/posts	Association
Laundry tub	Co-owner	All modifications	Association
Faucets	Co-owner	PLUMBING	
CABLE TV		Drain clogs	Co-owner
Wall jacks	Co-owner	Sanitary/storm	Association
CHIMNEY		Walls/ceilings up to connect	Association
exterior	Association	Water spigots (exterior)	Association
DISPOSALS/GARBAGE		Faucets/valves/fixtures	Co-owner
Switch	Co-owner	Toilet	Co-owner
Wiring	Co-owner	Disposals	Co-owner
Plumbing	Co-owner	Sump pumps	Association
DRYER VENTS	Co-owner	Water meters	Association
ELECTRICAL SERVICE		ROADS	
Transformer to meter	Association	ROOFS	
Meter to circuit breaker	Association	Siding/trim	Association
Circuit to fixtures	Association	Vents/gutters	Association
Exterior receptacles	Association	Skylights	Association
Plugs, switches, fixtures	Co-owner	SIDEWALKS	Association
ENTRANCE DOORS		SNOW REMOVAL	Association
Glass	Co-owner	SPRINKLERS	Association
Door locks	Co-owner	PHONE WIRING TO UNIT	
Weather-stripping	Co-owner	Exterior/interior	Co-owner
FAUCETS	Co-Owner	INTERIOR UNIT WALLS	
FURANCE		Cracks/settling	Co-owner
Humidifier	Co-Owner	Leak damage	Co-owner
Filters	Co-Owner	Resident abuse	Co-owner
Heat duct	Co-Owner	Decoration/maintenance	Co-owner
Registers	Co-Owner	UNIT WINDOWS	
Metal flue caps	Association	Glass	Co-owner
Flute screens	Association	Operators	Co-owner
Exhaust pipes	Association	Crank handle	Co-owner
GARAGES		Lock mechanism	Co-owner
Door	Co-Owner	Outside frames	Co-owner
Door springs	Co-Owner	Inside casing	Co-owner
Door wheels	Co-Owner	Weather-stripping	Co-owner
Electric door opener	Co-Owner	Screens	Co-owner
Weather-stripping	Co-Owner	INSULATION IN ATTIC	Association
Exterior surface (windows)	Co-Owner	KITCHEN CABINETS	Co-owner
Floors	Co-Owner	KITCHEN FAN VENT	Co-owner
Roof	Co-Owner	KITCHEN/BATH PLUMBING	Co-owner
GAS LINE(after pt of connection)			
Finance	Co-Owner		
Fireplace(s)	Co-Owner		
Dryer	Co-Owner		
Stove/oven	Co-Owner		

Main Street Square Condominium Association
The master deed will supersede any inconsistencies in this document.