

MacGregor Place			March 2015
Maintenance Responsibilities List]
#	Homeowner	Association	Item
		x	brick work on common areas
	x		chimney, chute, flue
		x	common areas
		x	conduits, ducts, plumbing, wiring in common area
	x		door bells
	x		doorsteps, stoops on limited common area (balconies & patios)
		x	driveways, parking areas, walks
	x		electrical outlets inside units
	x		exterior doors & hardware (replacement)
		x	exterior front & back entrance lights
		x	exterior vinyl siding & trim
	x		fixtures (interior) to provide water, light, power, telephone in units
	x		glass (storm doors & windows)
		x	gutters & downspouts
	x		unit numbers on doors
	x		hvac equipment, lines, ducts for individual condo units
		x	interior repairs as a result of a roof leak or water penetration
	x		locks on doors
		x	mailboxes & mail kiosk
		x	painting of exterior doors, windows & wooden trim
	x		patios & balconies (limited common area)
	x		railing on balconies & patios (limited common area)
		x	roofs
	x		screens
		x	sewer lines from common area to point of entrance in unit
	x		sewer lines from point of entry into unit throughout interior of unit
		x	shutters
		x	sprinkler system heads in individual units
		x	sprinkler system in common area
	x		storm doors
		x	street lights
		x	streets
		x	trees, shrubs, and grass
	x		utility fixtures, & connections servicing individual unit
		x	utility fixtures, & connections servicing common area
		x	vent pipe cleaning
		x	vent pipe covers
	x		water lines from point of entry in unit throughout interior of unit
		x	water lines from common area to point of entry into unit
		x	water spigots on common area
	x		weather stripping around doors & windows
	x		window boxes
	x		window frames, panes & screens on limited common area
	x		window sashes
	x		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guest or invitees
	x		Maintenance, repairs, or replacement caused by fire, lightning, windstorm, hail, explosion, riot, strike, civil commotion, aircrafts, vehicles, and smoke
Items in bold listed in the Declaration of Covenant			