

## Jacobs Way Condominium Association Maintenance Responsibilities List

#	Homeowner	Association	Item
1		X	brick walls separating condos and low brick patio walls
2		X	brick work on buidlings
3		X	block retaining walls
4		X	common areas
5		X	crawl space door and areaway retaining walls
6	X		direct vent fireplace
7	X		door bells
8	X		<b>doorsteps</b>
9		X	driveways
10	X		electrical outlets
11	X		<b>exterior doors &amp; hardware (replacement) and kickplates</b>
12	X		exterior front & back house lights
13		X	exterior vinyl siding & trim
14	X		exterior speakers
15	X		fixtures to provide water, light, power, telephone
16		X	foundation wells and foundation vents
17	X		garage doors & hardware and exterior key pads and openers
18	X		<b>glass (storm doors &amp; windows ) and french doors and glass block</b>
19		X	gutters & downspouts and rain diverters
20		X	house numbers
21	X		<b>hvac equipment, lines, ducts</b>
22	X		individual sewer line
23	X		interior repairs as a result of a roof leak or water penetration
24		X	irrigation system
25	X		<b>locks on doors</b>
26		X	mailboxes & posts
27		X	main sewer lines
28		X	meters
29		X	painting of exterior doors & wooden trim
30	X		<b>patios</b>
31		X	roofs
32		X	roof power vents
33	X		<b>screens</b>
34	X		solar tubes
35	X		<b>stoops and handrails</b>
36	X		<b>storm doors</b>
37		X	street lights
38		X	streets and signs
39		X	trees, shrubs, and grass
40	X		<b>utility fixtures/connections for water, light, power, telephone, sewage, sanitary</b>
41	X		vent pipe cleaning
42		X	vent pipe covers and dryer and exhaust fan vents
43	X		water lines from meter to house
44		X	water lines to individual meters
45	X		water spigots
46	X		<b>window frames</b>
47	X		<b>window panes</b>
48	X		<b>Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, or guest</b>

Items in bold listed in the Declaration of Covenant