

**THE RIDINGS AT BROOKSIDE CONDOMINIUM ASSOCIATION
LIMITED COMMON ELEMENTS – RESPONSIBILITY CHART
APPENDIX – G**

PROPERTY	Owner Responsible	Association Responsible
A/C UNITS / RELATED WIRES & PIPES	Maintenance, repair & replacement	X
	Pad under unit	X
DRYER VENTS	Cleaning	X
	Repair and replacement	X
ENTRANCE DOORS AND FRAMES	Painting outside (approved color)	X
	Painting inside	X
	Maintenance, repair & replacement	X
	Locks & hardware	X
HOT WATER HEATER / PRIVATE APPLIANCES	Maintenance, repair & replacement	X
HOUSE NUMBERS	Repair & replacement	X
SKYLIGHTS	Flashing leaks	X
	Repair & replacement	X
	Cleaning	X
SLIDING DOORS	Maintenance, repair & replacement	X
STORM DOORS	Maintenance, repair & replacement	X
WINDOWS & SLIDING GLASS DOOR	Glass replacement	X
	Flashing leaks	X
	Painting	X
	Frame repair	X
	Unit replacement	X
	Caulking	X
DECKS	Snow removal	X
	Waterproofing	X
	Staining	X
	Maintenance of railing or flooring	X
	Repair of railing or flooring	X
	Maintenance	X
	Structural repair	X
	Replacement	X
Neat / clean	X	
WROUGHT IRON RAILINGS	Maintenance / painting	X
EXTERMINATING (Bees, wasps, yellow jackets or other stinging pests, but NOT ants, water bugs, flies or other non-toxic pests.	Inside home	X
	Outside attached to building	X
	Outside attached to deck	X
	Common ground	X
ROOF SEWER VENT PIPE	Flashing leaks	X
	Replacement	X
ALARM SYSTEMS	Maintenance, repair & replacement	X
CHIMNEY / FIREPLACE	Repair	X
	Cleaning	X
	Flashing leaks	X
	Caps	X
GUTTERS, DOWNSPOUTS & SPLASH BLOCKS	Cleaning	X
	Repair & replacement	X
PRIVATE EXTERIOR LIGHTING	Maintenance, repair & replacement	X
	Light bulb replacement	X

ROOFS	Shingle repair		X
	Shingle replacement		X
	Roof leaks		X
	Flashing repair		X
	Flashing replacement		X
	Ridge vents repair		X
	Ridge vents replacement		X
	Sub-roofing		X
	Entire roof replacement		X
SIDING	Maintenance, repair & replacement		X
	Painting		X
	Caulking		
WOOD TRIM	Painting	X	
WATER SPIGOT	Maintenance, repair & replacement	X	
	Repair & replacement	X	
	Winterize / summarize	X	
STREET & ENTRANCE SIGNAGE	Maintenance, repair & replacement		X
FIRE HYDRANT	Maintenance		X
LAMP POSTS / SITE LIGHTING	Painting		X
	Maintenance, repair & replacement		X
COMMUNITY MAILBOX	Island maintenance, repair & replacement		X
	Individual boxes (post office)	X	
	Locks (post office)	X	
	Keys (post office)	X	
SEWER LINES	Repair of common main line		X
	Replacement of common main line		X
	Repair of affected unit line	X	
	Replacement of affected unit line	X	
	Lawn vent cap replacement	X	
CURBS / SIDEWALKS / COMMON ROADS / PARKING AREAS	Snow removal		X
	Repair & replacement		X
DRIVEWAYS/GARAGE DOORS	Maintenance	X	
	Replacement		X
LAWN MAINTENANCE	Chemical applications		X
	Seeding / Sod		X
	Leaf removal		X
	Mowing		X
	General maintenance		X
TREES & SHRUBBERY	Mulching		X
	Weeding		X
	Leaf removal		X
	Chemical applications		X
	Spraying / fertilization		X
	Trimming		X
	Replacement		X
	Owner Planted Shrubs & Trees & planting beds	X	