

## Woodlands South Condominium Association Maintenance Matrix

ITEM	ASSN	CO-OWNER	COMMENTS
<b>Air Conditioners</b>			
Compressor		X	
Fan		X	
<b>Awnings</b>		X	Installation requires advance approval of Association's Board of Directors
<b>Basement</b>			
Cracks	X		Repaired if leaking
Drainage (perimeter)	X		
Sump Pumps		X	
<b>Carbon Monoxide Detector</b>		X	
<b>Decks</b>			
Repair/Replacement		X	
Decoration/Maintenance		X	Colored stains are not permitted; sealants and stains must be a natural tone.
<b>Doorwalls</b>			
Glass		X	
Handles & Locksets		X	
Repair/Replacement		X	Replacement requires advance approval of Association's Board of Directors
Screens		X	
Seal		X	
<b>Electrical</b>			
Circuit Breakers	X		
Circuits	X		
Doorbells		X	
Fixtures/Buttons/Lights		X	
Wiring/Transformers		X	
Exterior Light Bulbs		X	
Exterior Outlets		X	
Exterior Fixtures	X		
Interior Outlets		X	
Switches & Plugs		X	
Wiring	X		
<b>Exterior Doors</b>			
Door Knob/Locks		X	
Painting/Exterior		X	
Repair/Replacement		X	Replacement requires advance approval of Association's Board of Directors
Storm Door		X	Installation requires advance approval of Association's Board of Directors
Threshold		X	
Weather Stripping		X	
<b>Extermination</b>			
of insects and rodents		X	Association will resolve if Co-owner proves entry occurred via a common elements construction defect or deficiency
<b>Fire Alarm System</b>		X	
<b>Furnace</b>		X	

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<b>Garages</b>			
Doors		X	Replacement requires advance approval of Association's Board of Directors
Floors	X		
Light Bulbs, Exterior		X	
Light Fixtures, Exterior	X		
Openers		X	
Springs		X	
<b>Gutters, Downspouts &amp; Splashblocks</b>	X		
<b>Landscaping</b>			
General Commons	X		
Limited Commons			
<i>Next to Patios/Decks</i>		X	Installation requires advance approval of Association's Board of Directors
<b>Leaks</b>			
Basement Walls	X		Co-owner is required to provide access to poured basement wall
Gutters	X		
Roof	X		
<b>Mailboxes &amp; Posts</b>	X		
<b>Painting/Staining</b>			
Exterior Surfaces (siding/trim)	X		
Entry Doors (exterior surface)		X	
Garage Doors		X	
Interior Surfaces		X	
<b>Patios</b>			
Landscaping		X	
Light Bulbs		X	
Light Fixtures	X		
Snow Removal		X	
Structure		X	Installation requires advance approval of Association's Board of Directors
<b>Plumbing</b>			
Disposal		X	
Drain Clogging/Interior		X	
Leaks-Faucet/Interior		X	
Malfunction-Fixture		X	
Malfunction-Pipe		X	
Outside Spigot		X	
Sewer Backup	X		Unless attributed to owner/resident
Toilet Wax Ring		X	
Underground Pipes	X		
Water Meter	X		
<b>Porches</b>			
Light Bulbs		X	
Light Fixture	X		
Railing		X	Installation requires advance approval of Association's Board of Directors
Repair/Replacement	X		
Snow Removal	X		
<b>Roofs</b>	X		

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Maintenance Matrix

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<b>Sidewalks</b>			
Repairing	X		
Snow Removal	X		
<b>Smoke Detector</b>			
Battery		X	
Hardware		X	
<b>Snow Removal</b>			
From Decks		X	
From Driveways	X		
From Patios		X	
From Porches	X		
From Roadways	X		
From Sidewalks	X		
<b>Sprinkler System (Lawn)</b>			
Installation	X		
Maintenance	X		
Water Bill	X		
<b>Sump Pumps</b>		X	
<b>Vents</b>			
Bathroom		X	
Clothes Dryer, Exterior		X	
Roof	X		
Stove Hood		X	
<b>Walls-Interior</b>			
Cracks/Settling/Popping		X	
Drywall Repair		X	2006 Master Deed and Bylaw amendment makes all drywall repairs co-owner responsibility
Leak Damage		X	2006 Master Deed and Bylaw amendment makes all drywall repairs co-owner responsibility
Resident Abuse		X	
<b>Water Heater</b>		X	
<b>Windows/Grates/Muntins/Grids</b>		X	Replacement requires advance approval of Association's Board of Directors
<b>Windows</b>			
Balancing Mechanisms		X	
Caulking	X		
Exterior Building Trim	X		
Glass & Glass Seal		X	
Lock & Handle		X	
Screens/Storms		X	
Sills/Interior		X	
Sticking/Won't Open		X	
Weather Stripping		X	
<b>Window Wells</b>	X		