

The Woodlands on Harrods Creek Condominiums

Chart of Maintenance Responsibilities

Common Expense of Association	Unit Owner Expense
Foundations Main building perimeter walls Main building roofs and gutters Common pipes, ducts, electrical wiring Garage building structures Load bearing walls inside unit Common walkways and sidewalks Common stairways (all) Common lighting fixtures, includes sensors and lightbulbs Stairwell lights Roadways, Asphalt driveways Common parking areas Clubhouse Tennis Courts Swimming Pool Lands and common grounds Common landscaping	<p>Unit interior-measured from the interior unfinished surface of the perimeter walls, ceilings and floors inward</p> Window coverings and/or drapes Windows and window panes Interior and exterior doors Unit plumbing and water lines Unit heating and AC equipment Unit heating and AC piping & ducts Unit hot water heater or heat pump Dryer vents, entire length-should be cleaned at least annually Cable lines serving unit Telephone lines serving unit Unit/Garage electrical wiring & equipment Garage doors Unit storage Areas Patios, porches and balconies Covered or enclosed patios, porches, and balconies Unit exterior foyers Unit /Garage exterior attached lighting fixtures, includes sensors and light bulbs Porchlights on the flats Townhouse stamped concrete driveways Kitchen and bath fixtures Appliances Owner's personal property Owner's furnishings Landscaping adjacent to the unit, installed by the home owner, and approved by the board

Reminder: All plans for bids for proposed modifications, repairs, or maintenance to any exterior limited common areas or structures, which are the responsibility of the Unit Owner, should first be submitted to the Board for its written approval prior to the repair or maintenance being made.