

STONY RIDGE

Below is a guide to maintenance responsibilities for various Common Elements [both General & Limited] of condominium units. It's only a general aid. The controlling documents are the Master Deed, Bylaws and Policies adopted by the Board of Directors thereunder, and all final determinations will be governed by those documents and policies. Casualty losses covered by insurance are generally paid for with insurance proceeds.

#	ITEM	OWNER	ASSOC	COMMENTS
1	All upgrades from basic standard	X		
2	Air Conditioner - Including pad	X		
3	Basement walls and floors		X	Owner must expose wall at owner's expense if finished basement
4	Cablevision cable	X		
5	Carpets	X		
6	Caulking - Other		X	
7	Caulking - Routine - Part of routine		X	
8	Damages covered by Assoc Ins policy		X	
9	Decks - All outside atriums and decks	X		
10	Decks - Areas under all decks and porches	X		
11	Door bells and buttons	X		
12	Driveways		X	
13	Edging material around beds and decks	X		
14	Electrical lines at and after meter		X	
15	Electrical lines up to unit meter		X	
16	Entry door exterior painting		X	
17	Entry door repair and replacement	X		
18	Exterior vent outlets		X	
19	Extermination - External		X	
20	Extermination - Internal		X	
21	Furnaces	X		
22	Furniture	X		
23	Garage door mechanisms and openers	X		
24	Garage door painting		X	
25	Garage door panel replacement	X		
26	Garage floors		X	Per the Mark Makower attorney 4-13-15
27	Gas line at and after meter		X	
28	Gas line up to unit meter		X	
29	Gutter and down spout cleaning		X	
30	Gutter and down spout repair		X	
31	House numbers		X	
32	Inside structural elements	X		
33	Interior decorating (paint, wallpaper, etc.)	X		
34	Interior vent pipes (dryer, bathroom, etc.)	X		
35	Interior walls, floors and ceilings	X		
36	Lawn sprinkler system		X	
37	Lawns		X	
38	Light bulbs - External		X	
39	Light bulbs - Internal	X		
40	Light fixtures - Garage front & light sensor		X	
41	Light fixtures - Internal	X		
42	Light fixtures - Porch		X	

#	ITEM	OWNER	ASSOC	COMMENTS
43	Light fixtures - Side and back		X	
44	Outside trim boards		X	
45	Plumbing fixtures	X		
46	Roof		X	
47	Security system	N/A	N/A	
48	Sewer backups		X	
49	Sewer lines after entry into unit		X	
50	Sewer lines up to point of entry into unit		X	
51	Shrubs and flower beds around unit	X		
52	Shrubs and flower beds in common area		X	
53	Siding - Brick, vinyl and wood		X	
54	Skylights	X	X	Glass is the owner's. Flashing is the Association's.
55	Smoke detectors	X		
56	Snow removal - Streets, driveways & walks		X	
57	Spigot		X	
58	Splash blocks		X	
59	Storm doors	X		
60	Storm sewer system		X	
61	Sump pump and internal lines		X	
62	Sump pump exterior lines		X	
63	Telephone lines at and after unit		X	
64	Telephone lines up to unit connection		X	
65	Trees		X	
66	Walkways		X	
67	Water heaters	X		
68	Water lines after entry into unit		X	Up to point of connection
69	Water lines to point of entry into unit		X	
70	Window & door wall frames & mechanisms	X		
71	Window & door wall glass replacement	X		
72	Window & door wall screens	X		