

FARMBROOKE

Below is a guide to the maintenance, repair and replacement responsibilities for the Common Elements and various portions of the Units. It is intended as a general aid. The Amended and Restated Consolidating Master Deed, Amended and Restated Bylaws and Rules and Regulations of the Association shall ultimately control over this matrix.

#	ITEM	CO-OWNER	ASSOC	COMMENTS
1	All up-grades from basic standard	x		
2	All Appliances	x		
3	Air Conditioner - Including pad	x		As well as equipment and accessories
4	Basement walls & floors		x	All upgrades are owners
5	Cable/Satellite Dish	x		Must have Board Approval before Installation
6	Carpets	x		
7	Caulking - External	x		For windows and doors
8	Caulking - Internal	x		
9	Drywall servicing Unit	x		
10	Decks	x		Must be stained and maintained annually or at directive of Association
11	Duct work	x		
12	Door Bells & Buttons	x		
13	Driveways		x	
14	Drains within Unit	x		
15	Edging material around beds	x		Installed by Co-owners
16	Electrical lines up to meter		x	
17	Electrical lines after meter	x		
18	Electrical panel, outlets & fixtures	x		
19	Entry doors	x		
20	Exterior vent outlets		x	
21	Extermination - External		x	
22	Extermination - Internal	x		
23	Fireplaces	x		Combustion chambers, flues and dampers
24	Furnaces	x		Including equipment, vents, lines and ductwork within Unit
25	Furniture	x		
26	Garage door openers	x		
27	Garage doors	x		
28	Garage floors	x		
29	Gas lines up to Unit meter		x	
30	Gas lines after Unit meter	x		
31	Gutter & downspout cleaning		x	
32	Gutter & downspout replacement/repair		x	
33	House numbers		x	
34	Interior decorating (paint, wallpaper, etc.)	x		
35	Interior vent pipes (dryer, bathroom, etc.)	x	x	Dryer vents outside Unit are Association responsibility
36	Interior walls, floors & ceiling surfaces	x		
37	Lawn sprinkler system		x	
38	Lawns		x	
39	Landscaping		x	Original and Association installed landscaping only

#	ITEM	CO-OWNER	ASSOC	COMMENTS
40	Light bulbs - external	x		For exterior lights controlled from inside Unit
41	Light bulbs - Internal	x		
42	Light fixtures - Garage front & light sensor		x	Including bulbs
43	Light fixtures - Internal	x		Including bulbs
44	Light fixtures - Porch	x		Including bulbs
45	Light fixtures - Side & back	x		Including bulbs
46	Mailbox Stands		x	
47	Outside trim boards		x	
48	Porch (and steps)	x		Includes snow removal by salt or calcium chloride
49	Plumbing servicing the Unit	x		
50	Roof		x	
51	Security lights		x	
52	Security system	x		
53	Sewer lines		x	
54	Sidewalks		x	
55	Skylights	x		
56	Siding - Brick, vinyl or wood trim		x	
57	Smoke detectors	x		
58	Snow removal - Streets, driveways & walks		x	
59	Splash blocks		x	
60	Storm doors	x		
61	Storm sewer system		x	
62	Sump pump (main), internal & external lines		x	
63	Sump pump (backup), and lines	x		
64	Telephone and lines	x		
65	Toilet and wax ring	x		
66	Trees/Shrubs in Common Areas		x	
67	Walkways		x	
68	Water heaters	x		
69	Water lines up to shut off valves		x	
70	Water lines including shut offs and fixtures	x		
71	Window & doorwall frames	x		
72	Window & doorwall replacement	x		
73	Window & doorwall screens	x		
74	Windows / Basement	x		Glass Block
	If you are not sure of responsibility			
	check with the maintenance department.			
	For all Modifications to Common Elements the Co-owner must submit a Request for			
	Modification by Co-Owner and be approved before any		type of Modification can be started	
ALL MODIFICATIONS DONE BY A CURRENT OR PREVIOUS CO-OWNER IS THE RESPONSIBILITY OF THE CURRENT CO-OWNER.				