

TOWER HARBOR CONDO ASSOCIATION			
Maintenance, Repair and Replacement Responsibilities			
	Association	Co-Owner	Reference/Notes
Concrete			
Cracks affecting structural integrity	X		
Foundation affecting structural integrity	X		
Patio		X	
Concrete porch	X		
Sidewalk	X		
Garage apron	X		
Decks, deck steps, railings			
Repair, maintenance, paint, stain		X	
Front door entrance steps Buildings 5-9	X		
Supports	X		
Doors-Outside			
Front exterior door and frame	X		
Outside closet door and frame	X		
Broken glass	X		
Caulking	X		
Door knob, lock, keys		X	
Screen/storm doors - Owner installed		X	
Surface painting	Outside	Inside	
Weather stripping	X		
Sliding doors and screen frame	X		
Electrical:			
All wiring within walls is a general common element maintained by Association			
Circuit breakers and box		X	
Doorbell		X	
Exterior garage lights	X		
Exterior house lights and bulbs	X		
Exterior outlets	X		
Interior light fixtures, outlets, switches		X	
Fire/smoke/CO detectors		X	
Fireplaces		x	
Floors			
Coverings and squeaks		X	
Furnace			
Filters		X	
Humidifier		X	
inspection		X	
Replacement		X	
Water leaks around exhaust piping	outside	inside	
Garage			
Automatic door opener		X	
Overhead door	replace	repair	
Door painting	X		
Door track and rollers		X	
Floor surface		X	
Structure	X		
Weather stripping	X		
Roof repair and replacement	X		

	Association	Co-Owner	Reference/Notes
Lawn and grounds			
Lawn and grounds	X		
Mulched areas	X		
Trees	X		
Miscellaneous			
Air conditioning		X	
Animals and pets		X	
Appliances		X	
Hot water heater		X	
Television cable up to outlet	X		
Telephone up to outlet	X		
Pests			
Damage from insects	outside	inside	
Infestation		X	Rules and regulations 14.2
Plumbing:			
All pipes within the walls, up to point of connection with a fixture, are a general common element maintained by Assn.			
Drains	outside	inside	
Faucets	outside	inside	
Pipe leaks	outside	inside	
Sewer backup, damage and repair	outside	inside	
Shut-off valves	outside	inside	
Outside water faucets	outside	inside	
Garage water pipes	outside	inside	
Sump pump		X	
Roof and Gutters			
Clean gutters	X		
Repair/Replace	X		
Snow Removal			
Deck and deck steps		X	
Front porch		x	
Sidewalk to front porch	> 2 inches		
Parking lot	> 2 inches		
Garage apron	> 2 inches		
Walls			
Dry wall, cracks, nail pops		X	
Drywall, paint, wallpaper		X	
Leaks from outside	X		
Perimeter-exterior	X		
Windows			
Broken glass	X		
Caulking	Outside	Inside	
Defective seals-fog	X		
Frames/casement	X		
Screens	X		
Surfaces and weather stripping	X		
Owner structural changes			
Additions to original condo structure, especially Fifth Amendment for Buildings 5-9 affecting buildings 5-9 additions, dormers and deck enclosures			
		X	