

Sharon Glen Maintenance, Repair and Replacement Responsibilities

The symbol "O" designates the component as the Owner's responsibility.

The Symbol "A" designates the component as the Association's responsibility.

Note: Owner maintenance, repairs and replacement are subject to architectural control.

Component	Maintenance	Repair	Replacement
Appliances			
Water heater	A	A	A
Heating equipment, filters and controls	O	O	O
Air conditioner, controls and piping	O	O	O
Disposal	O	O	O
Stove and oven	O	O	O
Microwave oven	O	O	O
Refrigerator	O	O	O
Dishwasher	O	O	O
Stove hood, fan and filter	O	O	O
Washer and dryer	O	O	O
Smoke alarm and carbon monoxide detector	O	O	O
Plumbing	Maintenance	Repair	Replacement
Kitchen sinks	O	O	O
Bathroom sinks	O	O	O
Overflow valve in tub	O	O	O
Airgap for dishwasher	O	O	O
Bathroom tub	O	O	O
Bathroom shower stall	O	O	O
Shower valve	O	O	O
Bathroom toilets	O	O	O
Faucets in kitchen and bathrooms	O	O	O
Faucets in garage, on patio or deck	O	O	O
External lines to faucets on patio or deck	A	A	A
Plumbing in walls, ceilings and floors, except as otherwise provided for herein	A	A	A
Main water shutoff valve	A	A	A
Shutoffs for toilets and sinks	O	O	O
Bathtub and shower drains at tub surface	O	O	O
Shower shutoff valve	O	O	O
Interior plumbing lines and hoses including those for washing machines and ice makers	O	O	O
Mechanical	Maintenance	Repair	Replacement
Heating and air conditioning ducts and return air duct cleaning	O	O	O
Repair of ducts inside walls	A	A	A
Furnace and air conditioning unit	O	O	O

Dryer ducts	O	O	O
Kitchen range exhaust flue	O	O	O
Exhaust flue from water heater	A	A	A
Exhaust flue from heating equipment	O	O	O
Exhaust duct from bathroom fan	O	O	O
Bathroom exhaust fan	O	O	O
Gas shut off valve, interior	O	O	O
Gas shut off valve, exterior at meter	A	A	A
Electrical	Maintenance	Repair	Replacement
Electric fixtures - inside Unit	O	O	O
Electric fixtures - outside Unit (including bulbs) but attached to a Unit switch i.e. patios, decks and balconies	O	O	O
Electric fixtures outside Unit not attached to a Unit switch	A	A	A
Electric switches in Unit	O	O	O
Electric outlets in Unit	O	O	O
Telephone outlets	O	O	O
Cable TV outlets	O	O	O
Cable TV wiring in walls	O	O	O
Door chime	O	O	O
Push button door for chime	O	O	O
Electric wiring in walls	A	A	A
Common Area circuit breaker panel	A	A	A
Unit circuit breaker panel and breakers	O	O	O
Electrical and telephone wiring added after original construction	O	O	O
Structural	Maintenance	Repair	Replacement
Garage structure.	A	A	A
Garage interior, including slab	O	A	A
Front door steps and landing	O	A	A
Subfloors	A	A	A
Floor coverings	O	O	O
Storage area improvements and Waterproofing of storage area	O	O	O
Patio Walking surface	O	O	O
Support structure under patio	A	A	A
Fences and gates	A	A	A
Walls - load bearing	A	A	A
Walls - if changed by owner or damaged	O	O	O
Walls - non-load bearing (changes allowed only after written approval of Board)	O	O	O
Siding	A	A	A
Roof covers	A	A	A

Roof structure	A	A	A
Skylights and flashings (original)	A	A	A
Skylights and flashings (owner installed)	O	O	O
Gutters and downspouts	A	A	A
Sewer and water lines	O	A	A
Owner modifications of any nature (present or former owner) and any damages resulting from such modifications	O	O	O
Doors and Windows	Maintenance	Repair	Replacement
Exterior residence door	O	O	O
(a) exterior door frames	O	O	O
(b) door (except exterior paint)	O	O	O
(c) door screens	O	O	O
(d) hardware and lockset	O	O	O
(e) paint exterior side of door (must comply with HOA selected color)	O	A	A
Garage door and hardware	O	O	O
(a) door and door frame	O	O	O
(b) door hardware and springs	O	O	O
(c) automatic garage door opener	O	O	O
Interior doors, frames and hardware	O	O	O
Sliding glass exterior doors	O	O	O
Windows: glass, tracks and weep holes	O	O	O
Window framing	O	O	O
Window screens	O	O	O
Window molding	O	O	O
Finishes	Maintenance	Repair	Replacement
Kitchen cabinets	O	O	O
Interior stair banisters	O	O	O
Interior stair guardrails	O	O	O
Interior stairs	O	O	O
Interior paint on patio/deck wall (must comply with HOA selected colors)	O	A	A
Closet shelves and hardware	O	O	O
Bookshelves	O	O	O
Countertops	O	O	O
Interior wood trim	O	O	O
Sheetrock on all walls and ceilings	O	O	O
Blinds, drapes and curtains (as per HOA guidelines)	O	O	O
Shower curtains and doors	O	O	O
Floor coverings	O	O	O
Wall and ceiling coverings	O	O	O
Interior painting	O	O	O

Exterior painting (Association may change exterior paint color)	A	A	A
Landscaping	Maintenance	Repair	Replacement
Trees and shrubs in Common Area	A	A	A
Other	Maintenance	Repair	Replacement
Except as otherwise provided above, Common Area and Common Facilities (painting, maintaining, cleaning, repairing and replacing of the Common Area, including landscaping, parking area and recreational facilities)	A	A	A
The Unit, except as otherwise provided for above	O	O	O
Maintenance and repair of Unit occasioned by the presence of mold, mildew or fungi, regardless of cause	O	O	O
Common Area termites (periodic repair and maintenance occasioned by the presence of wood-destroying pests or organisms). However, termite and dryrot inspections, repairs and clearances incident to sales and refinance transactions are the sole responsibility of the Owner. Relocation expenses are the Owner's obligation.	A	A	A
Pipes and conduits within the Common Area, except as otherwise provided	A	A	A
Insulation	A	A	A
Pest control in Unit including, but not limited to, insects, rodents, birds and bats and any damage resulting from such pests.	O	O	O
Pest control in Common Area including, but not limited to, insects, rodents, birds and bats and any damage resulting from such pests.	A	A	A
Insect and rodent control in attic, crawlspace and exclusive use common area	A	A	A
All Owner modifications to Unit	O	O	O