

Dunbarton Pointe Maintenance Responsibility Chart

Description	Unit Owner	HOA	Other
All air condition & Heating System Components	X		
All Building Siding		X	
All interior plumbing serving one unit	X		
Animal Control			City
Asphalt, Parking Lot, Sidewalks, Maintenance & Repairs		X	
Attic Ventilation Fan all Components and Electrical	X		
Attic Fan Exterior Roof Singles		X	
Bathroom Exhaust Fans, Conduits, & Vents	X		
Chimney		X	
Common Area Lighting & Fixtures		X	
Common Area Maintenance		X	
Common Water Supply Components from Meter		X	
Damage Caused by Negligence to Units or Common Property	X		
Deck Cleaning and Maintenance	X		
Deck Original Structure Repair (subfloor, membrane, & wood/slate)		X	
Deck Original Structure Repair due to Negligence	X		
Doorbells, Knobs, Locks, & Hardware	X		
Dryer Exhaust Conduits & Vents	X		
Exterior & Foundation Repairs		X	
Exterior Address Numbers (with Approval)	X		
Exterior Building Painting		X	
Exterior Common Water Supply		X	
Exterior Doors & Door Jambs Maintenance and Painting		X	
Exterior Doors Repair or Replace	X		
Exterior Handrailings		X	
Exterior Light Fixtures	X		
Exterior Pressure Washing (scheduled)		X	
Exterior Storm Doors (with approval)	X		
Exterior Storm Sewer Lines		X	
Exterior Termite Inspection & Treatment		X	
Exterior Window Frame & Sill Painting		X	
Front Porch Entrance Maintenance		X	
Garage & Storage Interior	X		
Garage Door Jambs		X	
Garage Doors (all components)	X		
Gutters		X	
Gutters & Downspouts		X	
Interior & Exterior Drain Pipes Serving Multiple Tenants		X	
Interior Insect, Pest, & Rodent Treatment	X		
Interior Repairs	X		
Irrigation Systems		X	
Landscaping By Owner (with Approval)	X		
Landscaping of Common Areas		X	
Mailbox Locks and Keys	X		
Mailboxes		X	

Description	Unit Owner	HOA	Other
Pipes & Wiring & Equipment Serving a Single Unit	X		
Police & Fire Services			City
Roofs, Shingles, & Flashing		X	
Skylights (glass & frame)	X		
Snow Removal & Ice Treatment Limited to Common Areas	X		
Snow Removal & Ice Treatment of Common Areas		X	
Stoops and Walkways		X	
Trash Collection		X	Waste Ind.
Under-eave Air Vents		X	
Water Damage by Water Heaters, Washers, & Utilities	X		
Water Pipes Within Walls	X		
Water Supply Components to & Including Meters	X		
Water Supply Components from Meter to the Unit & Pressure Valve	X		
Windows, Sills, Framing, Glass, Screens, Repair & Replace	X		