

JADE FOREST CONDOMINIUMS - MAINTENANCE MATRIX

CONDOMINIUM BUILDINGS

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ITEM	ASSOCIATION RESPONSIBILITY	CO-OWNER RESPONSIBILITY
Balconies (second floor units)	X	
Building structure and foundation	X	
Carpports	X	
Designated area adjacent to front door of ground level units: eight (8') by thirteen (13') foot	X	Co-owner landscaping subject to Rules and Regulations and if approved
Electrical wiring (excluding fixtures, plugs, and switches within each unit)	X	
Entry Doors (entry front door and screen door)	Paint	X Subject to Rules and Regulations
Exterior of each Building	X	
Gas line network up to the connection with gas fixtures within the unit	X	
Gutters/Downspouts	X	
Lighting (security, exterior)	X	
Meeting Room	X	
Plumbing network up to connection of plumbing fixtures within each unit	X	
Roofs	X	
TV Cable Network	X	
Windows		X

GROUNDS AND LANDSCAPING

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ITEM	ASSOCIATION RESPONSIBILITY	CO-OWNER RESPONSIBILITY
Discharge system	X	
Lawns, landscaping, yards	X	
Parking spaces (assigned and unassigned)	X	
Sidewalks (including sidewalks adjacent to public rights of way)	X	
Sprinkling System	X	
Sanitary Sewers	X	
Roads	X	
Stairways	X	
Trash Dumpsters	X	
Water Distribution System	X	

INTERIOR OF UNITS

ITEM	ASSOCIATION RESPONSIBILITY	CO-OWNER RESPONSIBILITY
Appliances within each unit		X
Ceilings, unpainted	X	
Curtains, Blinds, Windows treatments, Shades (must of a neutral color)		X
Dishwasher		X
Disposal for garbage (kitchen sink)		X
Doors inside unit		X
Interior surface of unit perimeter walls and interior surfaces of ceiling and floors	<u>X</u> <u>Repair and replacement</u>	X Decoration and maintaining
Electrical (switches, fixtures) within each unit		X
Electric cook stove and oven		X
Exhaust fans		
		X
Floor coverings		X

Furnace/Air Conditioner		X
Hot Water Tank		X
HVAC Duct Work	<u>X</u>	
Interior Walls, unpainted	<u>X</u>	
Lighting (Interior)		X
Plumbing, fixtures, and other plumbing apparatus inside each unit		X
Smoke Alarms		X
Telephone and telecommunication networking/wiring (within each unit)		X
Wallpaper, Painting, Trim		X