

Woodlands South Condominium Association
Maintenance Matrix

ITEM	ASSN	CO-OWNER	COMMENTS
Air Conditioners			
Compressor		X	
Fan		X	
Awnings		X	Installation requires advance approval of Association's Board of Directors
Basement			
Cracks	X		Repaired if leaking
Drainage (perimeter)	X		
Sump Pumps		X	
Carbon Monoxide Detector		X	
Decks			
Repair/Replacement		X	
Decoration/Maintenance		X	Colored stains are not permitted; sealants and stains must be a natural tone.
Doorwalls			
Frame	X		
Glass		X	
Handles & Locksets		X	
Screens		X	
Seal		X	
Electrical			
Circuit Breakers	X		
Circuits	X		
Doorbells		X	
Fixtures/Buttons/Lights		X	
Wiring/Transformers		X	
Exterior Light Bulbs		X	
Exterior Outlets		X	
Exterior Fixtures	X		
Interior Outlets		X	
Switches & Plugs		X	
Wiring	X		
Exterior Doors			
Door Knob/Locks		X	
Jambs	X		
Outside Surface	X		
Painting/Exterior	X		
Storm Door		X	Installation requires advance approval of Association's Board of Directors
Threshold	X		
Weather Stripping		X	
Extermination			
of insects and rodents		X	Association will resolve if Co-owner proves entry occurred via a common elements construction defect or deficiency
Fire Alarm System		X	
Furnace		X	
Garages			
Doors		X	Replacement requires advance approval of Association's Board of Directors

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Floors	X		
Light Bulbs, Exterior		X	
Light Fixtures, Exterior	X		
Openers		X	
Springs		X	
Gutters, Downspouts & Splashblocks	X		
Landscaping			
General Commons	X		
Limited Commons			
<i>Next to Patios/Decks</i>		X	Installation requires advance approval of Association's Board of Directors
Leaks			
Basement Walls	X		Co-owner is required to provide access to poured basement wall
Gutters	X		
Roof	X		Developer to do (Pulte) unless refuses
Mailboxes & Posts	X		
Painting/Staining			
Exterior Surfaces	X		
Entry Doors (exterior surface)	X		
Garage Doors	X		
Interior Surfaces		X	Prime only if damage from exterior cause
Patios			
Landscaping		X	
Light Bulbs		X	
Light Fixtures	X		
Snow Removal		X	
Structure		X	Installation requires advance approval of Association's Board of Directors
Plumbing			
Disposal		X	
Drain Clogging/Interior		X	
Leaks-Faucet/Interior		X	
Malfunction-Fixture		X	
Malfunction-Pipe		X	
Outside Spigot		X	
Sewer Backup	X		Unless attributed to owner/resident
Toilet Wax Ring		X	
Underground Pipes	X		
Water Meter	X		
Porches			
Light Bulbs		X	
Light Fixture	X		
Railing		X	Installation requires advance approval of Association's Board of Directors
Repair/Replacement	X		
Snow Removal	X		
Roofs	X		
Sidewalks			
Repairing	X		
Snow Removal	X		

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Smoke Detector			
Battery		X	
Hardware		X	
Snow Removal			
From Decks		X	
From Driveways	X		
From Patios		X	
From Porches	X		
From Roadways	X		
From Sidewalks	X		
Sprinkler System (Lawn)			
Installation	X		
Maintenance	X		
Water Bill	X		
Sump Pumps		X	
Vents			
Bathroom		X	
Clothes Dryer, Exterior		X	
Roof	X		
Stove Hood		X	
Walls-Interior			
Cracks/Settling/Popping		X	
Drywall Repair		X	2006 Master Deed and Bylaw amendment makes all drywall repairs co-owner responsibility
Leak Damage		X	2006 Master Deed and Bylaw amendment makes all drywall repairs co-owner responsibility
Resident Abuse		X	
Water Heater		X	
Window Grates/Muntins/Grids		X	
Windows			
Balancing Mechanisms		X	
Caulking	X		
Frame/Exterior	X		
Glass & Glass Seal		X	
Lock & Handle		X	
Screens/Storms		X	
Sills/Interior		X	
Sticking/Won't Open		X	
Weather Stripping		X	
Window Wells	X		