

Responsibility Chart for Owners

ITEM	Owner	Sterling
1. Owners' equipment/appliances	X	
2. Interior unit maintenance, painting etc.	X	
3. Interior alterations/repairs to unit	X	
4. Exterior alterations/repairs to unit		X
6. Exterior pest control		X
7. Interior pest control	X	
8. Plumbing	X	
9. Air conditioner	X	
10. Window/Window glass replacement - (including all glass breakage)	X	
11. Exterior repair/maintenance/painting		X
12. Patio -Owners are to keep the patios in good repair and free from weeds including along the building and under the privacy fences.	X	
13. Roof repairs		X
14. Insurance-fire or damage to structure		X
15. Insurance-owner's contents and updates	X	
16. Common area landscape problems including weeding		X
17. Permanent plants and trees adjacent to walkways and each condo		X
18. Shoveling driveways and walkways		X
19. Front steps/walkway/driveway		X
20. Rear steps - Builder's original wood steps with handrail		X
21. Rear steps - Owner installed steps	X	
22. Handrails - Front and rear	X	
23. Landscape - Note: Owners/Residents may plant annuals without permission from the Board. Do not remove any shrubs or trees nor plant any shrubs or trees without submitting the proper paperwork AND RECEIVING PERMISSION FROM THE BOARD before making any changes. See the House Rules booklet and By-laws for details.		X
24. Vent covers at rear of building	X	
25. Garage doors	X	
26. Light above garage door		X
27. Front and rear door lights	X	
28. Owner's responsibility: Smoke and CO detectors must comply with Brookhaven Town Code.	X	
29. Hardwired heat detectors(if not damaged by resident negligence)		X

The above list is not all inclusive.

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