

The Woodlands of Chatterton Condominium Association Maintenance Matrix

A=Association Responsibility

C=Co-owner Responsibility

	DECORATE	MAINTAIN	REPAIR	REPLACE	DESCRIPTION
GROUNDS	N/A	A	A	A	
Amenities	N/A	A	A	A	
Curbs	N/A	A	A	A	
Driveways	N/A	A	A	A	
Landscaping	N/A	A	A	A	*does not include landscaping installed by Co-owners on Limited Common Elements
Lawn	N/A	A	A	A	
Lights/Bulbs (for site lighting only)	N/A	A	A	A	*General Common Element areas and unit exterior lighting
Mailbox/Lock	N/A	A	A	A	*portion in front of each attached garage will be assessed to responsible co-owner
Mailbox number/name	N/A	Postmaster	Postmaster	Postmaster	
Roadways	A	A	A	A	
Rubbish Removal System	N/A	A	A	A	
Shrubs	N/A	A	A	A	*does not include landscaping installed by Co-owners on Limited Common Elements
Sidewalks	N/A	A	A	A	
Snow Removal	N/A	A	A	A	*roads, driveways, parking, sidewalks only
Sprinkler System	N/A	A	A	A	
Storm Sewer	N/A	A	A	A	
Street Lights	N/A	A	A	A	
Trees	N/A	A	A	A	
Boundary Fences	N/A	A	A	A	
Site Lighting	A	A	A	A	
BUILDING EXTERIOR					
Air Conditioners	C	C	C	C	
Condensation Lines	C	C	C	C	
Compressor	C	C	C	C	
Concrete Pad	N/A	A	A	A	
Caulking	N/A	A	A	A	
Chimney	N/A	A	A	A	
Door - Main Unit	N/A	A	A	A	*exterior only
Door Hardware	N/A	A	A	A	
Door Trim	N/A	A	A	A	*exterior only
Doorbell	C	C	C	C	
Balcony	C	C	C	C	*includes leading steps/stairs
Entry Doors	N/A	A	A	A	*exterior and frames
Decks	C	C	C	C	*includes leading steps/stairs
Porches	C	C	C	C	*includes leading steps/stairs
Patios	C	C	C	C	*includes leading steps/stairs
Drain Tile-Perimeter	N/A	A	A	A	
Flashing	N/A	A	A	A	
Garage Door	N/A	A	A	A	*co-owner resp for interior

Garage Door Opener	N/A	C	C	C	
Gutter & Downspout	N/A	A	A	A	
House Number	N/A	A	A	A	
Photocell	N/A	A	A	A	
Porch & Steps	C	C	C	C	
Porch Lights & Bulbs	N/A	A	A	A	
Exterior Porch Lights & Bulbs on Garages	N/A	C	C	C	
Roof	N/A	A	A	A	
Shutter & Trim	N/A	A	A	A	
Siding	N/A	A	A	A	
Trim (exterior)	N/A	A	A	A	
Utility Meters	N/A	A	A	A	
Vents (Roof & Wall)	N/A	A	A	A	
Water Spigots (outdoor)	N/A	A	A	A	
Window Frames	A	A	A	A	
UNIT INTERIOR					
Air Cleaner	C	C	C	C	
Appliances	C	C	C	C	
Bathtub	C	C	C	C	
Cabinets	C	C	C	C	
Carpets	C	C	C	C	
Circuit Breakers/Fuses	C	C	C	C	
Closet Doors	C	C	C	C	
Commode					
Shutoff Valve	C	C	C	C	
Wax Ring	C	C	C	C	
Counter	C	C	C	C	
Dishwasher	C	C	C	C	
Sinks (floor, wall)	C	C	C	C	
Wallpaper	C	C	C	C	
Dishwasher Plumbing	C	C	C	C	
Doors (interior)	C	C	C	C	
Entrance Doors (interior)	C	C	C	C	*Association maintains exterior
Doorwall (frames, screens)	C	C	C	C	
Doorwall Hardware	C	C	C	C	
Drain Lines in Units	C	C	C	C	*includes those within unit perimeter walls
Drywall (perimeter walls & ceilings)	A	A	A	A	*finished and unpainted
Drywall - Interior Walls	C	C	C	C	
Electrical					
Unit Electrical Fixtures	C	C	C	C	
Antenna Outlets	C	C	C	C	
Outlets	C	C	C	C	*including outlets on exterior connected to unit meter
Switches	C	C	C	C	
Wiring Inside of Walls	N/A	A	A	A	
Faucets	C	C	C	C	
Fireplace					
Combustion Chamber	C	C	C	C	

Flue	A	A	A	A	
Floor Construction	N/A	A	A	A	
Floor Covering	C	C	C	C	
Furnace	C	C	C	C	
Garbage Disposal	C	C	C	C	
Gas Lines (up to and including)					
Main Shutoff	N/A	A	A	A	
To Furnace	N/A	A	A	A	
To All Other Appliances	N/A	A	A	A	
Grout/Caulk (interior)	C	C	C	C	
Humidifier	C	C	C	C	
Microwave	C	C	C	C	
Oven & Range	C	C	C	C	
Paint	C	C	C	C	
Plumbing Fixtures	C	C	C	C	
Plumbing Lines	N/A	A	A	A	*includes shutoff valves, rings and washers on or within perimeter walls
Screens	C	C	C	C	
Sewer Lines	N/A	A	A	A	
Inside Unit	C	C	C	C	
Outside Unit	N/A	A	A	A	
Sewer Line Underground	N/A	A	A	A	
Showers & Tubs	C	C	C	C	
Shower Head	C	C	C	C	
Shutoff Valves	C	C	C	C	
Sinks	C	C	C	C	
Traps	C	C	C	C	
Washers	C	C	C	C	
Storm Windows	C	C	C	C	
Thermostat	C	C	C	C	
Tile	C	C	C	C	
Trim (Interior)	C	C	C	C	
TV/Cable TV	C	C	C	C	
Wall Connectors	C	C	C	C	
Vent Covers	C	C	C	C	
Vent Fans	C	C	C	C	
Vent Filters	C	C	C	C	
Interior	C	C	C	C	
Perimeter	N/A	A	A	A	
Wallpaper	C	C	C	C	
Walls					
Interior	C	C	C	C	
Perimeter	N/A	A	A	A	
Washers	C	C	C	C	
Water Heater	C	C	C	C	
Water Lines (Up to Fixture Shutoffs)	N/A	A	A	A	
Before Main Shutoff	N/A	A	A	A	
After Main Shutoff	N/A	A	A	A	
Main Water Shutoff	N/A	A	A	A	

Ductwork	C	C	C	C	
Dryer & Exhaust Venting	C	C	C	C	
Windows - glass	C	C	C	C	*association responsible for frames and exterior maintenance

*For further explanation of the items listed herein, please refer to Article IV of the Master Deed.
Association responsibility does not apply in cases of co-owner fault or negligence.