

# THE MANOR HOMES AT ALDINGBROOKE

A = Association

C = Co-owners

**PLEASE NOTE:** This Summary is effective August 2022 for convenience of reference only. It does not supersede or alter any statements of duty appearing in the Association's governing documents. In the event of contradiction, the governing documents will control. Additionally, there are some exceptions that may apply to these generalized statements of duties per the governing documents. Legal counsel must be consulted for certainty of duties based on the factual situation involved.

ITEM	MAINTAIN	REPAIR	REPLACE	COMMENTS
<b>Air Conditioners, pads, and related equipment</b>	C	C	C	
<b>Appliances and equipment within a Unit and supporting hardware, including, but not limited to, furnace, humidifier, air cleaner, personal alarm systems, garbage disposal, dishwasher, range, oven, refrigerator, vent fans and related ductwork, dryer venting, vent covers and filters, and hot water heaters</b>	C	C	C	
<b>Awnings</b>	C	C	C	
<b>Balconies</b>	C	C	C	
<b>Cabinets, Counters, Sinks, Floor Coverings (such as carpet, hardwood, tile), Wall Coverings (such as paint, wallpaper, tile), and Trim</b>	C	C	C	
<b>Chimneys/Fireplaces</b>	C	C	C	
<b>Construction</b>				
Attics	C	C	C	
Ceiling construction	C	C	C	
Drywall	C	C	C	
Floor construction including subfloors and floor coverings	C	C	C	
Foundations and supporting columns	A	A	A	
Insulation installed by Developer	A	A	A	
Interior wall construction	C	C	C	
Perimeter wall construction	A	A	A	
Roofs	A	A	A	
<b>Courtyards</b>	C	C	C	
<b>Decks</b>	C	C	C	
<b>Doors, Interior</b>	C	C	C	
<b>Doors, Unit entry and Door-walls</b>				
Exterior painting and caulking	A	A	A	
Locks, frames, glass, hardware, tracks, storms, and screens	C	C	C	
<b>Driveways including snow removal</b>	A	A	A	
<b>Electrical</b>				
Entire system up to the point of connection with, but not including, the individual electrical meter servicing a Unit	A	A	A	
Electrical lines, wires, boxes, circuit breakers, panels, outlets, switches, and interior and exterior fixtures serving the individual Unit from and including the individual electrical meter servicing the Unit	C	C	C	
<b>Furnaces and related ductwork</b>	C	C	C	
<b>Garages</b>				
Garage construction, ceilings, and perimeter walls	C	C	C	
Garage door including tracks, springs, rollers, opener, remote, and all related hardware and equipment	C	C	C	
Garage floor slab	C	C	C	
Garage-mounted site lights	A	A	A	
Garage roofs	A	A	A	
<b>Gas Distribution System</b>				
Entire system up to the point of connection with, but not including, the individual gas meter servicing a Unit	A	A	A	
Gas lines, pipes, valves, and fixtures serving a Unit from and including the individual gas meter servicing the Unit	C	C	C	
<b>Hot Water Heaters</b>	C	C	C	
<b>Irrigation System</b>	A	A	A	
<b>Landscaping</b>				
Within Courtyards	C	C	C	
Within General Common Elements	A	A	A	
<b>Patios</b>	C	C	C	
<b>Porches</b>	A	A	A	
<b>Roads including snow removal</b>	A	A	A	
<b>Sanity Sewer System</b>				
Entire system up to the first point of entry into a Unit	A	A	A	
Sanitary lines and fixtures from the first point of entry	C	C	C	
<b>Sump Pumps and related equipment</b>	C	C	C	
<b>Walkways providing access to Unit front entry porch, including snow removal</b>	A	A	A	
<b>Snow Removal from Driveways, Roads, and Walkways providing access to Unit front entry porches</b>	A	A	A	
<b>Storm Sewer System</b>	A	A	A	

<b>Telephone and Telecommunication Systems</b>				
Entire system up to but not including the junction or demarcation box that provides service to a Unit	Provider	Provider	Provider	
Entire system from and including the junction or demarcation box that provides service to the Unit	C	C	C	
<b>Water Distribution System</b>				
Entire system up to the point of connection with, but not including, the individual water meter servicing a Unit	A	A	A	
Water lines, drain lines, pipes, valves, and fixtures from and including the individual water meter servicing the Unit	C	C	C	
<b>Windows</b>				
Exterior painting and caulking	A	A	A	
Frames, glass, screens, locks, hardware, and weather stripping	C	C	C	