

# Highland Heights

## Maintenance Responsibilities

The following list of maintenance items is intended to clarify whether the Association or individual owner is responsible for the maintenance of specific items.

	Association	Owner
Air Conditioner		X
Basement Floor Repairs		X
Chimney	X	
Door Repairs (exterior includes storm door)	X	
Door Repairs (interior) Includes door between garage and unit		X
Door & Window Screens		X
Driveway Repairs	X	
Dryer Ducts and Vents		X
Fireplace		X
Foundation Wall Repairs	X	
Furnace		X
Garage Door (panels)	X	
Garage Door (track)		X
Garage Door (transmitter)		X
Garage Door (outside key pad)		X
Garage Door (weather stripping)		X

Garage Floor		X
Garage Door Opener		X
Gutters and Downspouts	X	
Insects (exterior)	X	
Insects (interior)		X
Lawn Mowing	X	
Landscape Maintenance (including trees and shrubs)	X	
Lighted Address Sign	X	
Lighted Address Sign (light bulb)	X	
Light Bulbs-(Exterior garage and porch)	X	
Light Bulbs (Motion Sensor)		X
Locks		X
Mudjacking to Sidewalks, Driveways (Slab must be at least 1 Inch out of alignment)	X	
Patio Concrete repairs and mudjacking		X
Patio Light Fixture (exterior)	X	
Patio Motion Sensor Lights (owner installed)		X
Sidewalk Repairs	X	
Rodent Control (exterior)	X	
Rodent Control (interior)		X
Roof Leaks	X	
Roof Leak Damage to Interior Drywall	X	
Roof Leak Damage to Interior Paint or Wall Covering		X

Sewer Backups (inside unit)		X
Sewer Backups (outside unit )	X	
Siding Repairs	X	
Snow plowing/shoveling (over 1 inch)	X	

	<b>Association</b>	<b>Owner</b>
Snow shoveling (under 1 inch)		X
Street Lights	X	
Street Repairs	X	
Street Signs	X	
Sump Pump		X
Water Faucets (inside garage of unit)		X
Water Faucets (outside of unit shared)	X	
Water Lines (inside unit)		X
Water Lines (outside unit)	X	
Window Cleaning		X
Window Glass and Frame Repairs	X	
Window and Door Screens		X
Window Leak Damage to Interior Drywall or Sills		X
Window Leak Damage to Interior Paint, Wall Covering or Stain		X