

**MILFORD PLACE
MAINTENANCE MATRIX**

A = Association

C = Co-owners

PLEASE NOTE: This Summary is 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
Air Conditioner Compressors and related equipment.	C	C	C	
Appliances and equipment including but not limited to, humidifier, air cleaner, garbage disposal, dishwasher, microwave, range, oven, refrigerators and Unit smoke detectors.	C	C	C	
Cabinets, Counters, Trim, Unit Floor Coverings (such as carpet, hardwood, tile) and Unit Wall Coverings (such as paint, wallpaper, tile)	C	C	C	
Construction, Unit				
Attics	A	A	A	
Basement finishes including drywall	C	C	C	
Ceiling Construction & Ceiling Drywall	A	A	A	Co-owner responsible for interior surface (e.g. paint).
Chimneys	A	A	A	
Floor Construction between Unit levels	A	A	A	Co-owner responsible for floor coverings (e.g. carpet, hardwood, tile).
Foundations, Slabs & Supporting Columns	A	A	A	
Insulation Installed by Developer	A	A	A	
Interior Wall Construction & Interior Wall Drywall	C	C	C	
Perimeter Wall Construction & Perimeter Wall Drywall	A	A	A	Co-owner responsible for wall coverings (e.g. paint, wallpaper, tile).
Roofs, Gutters and Downspouts	A	A	A	
Furnace	C	C	C	
Driveways including snow removal	A	A	A	
Decks	C	A	A	Association is responsible for routine exterior painting and staining.
Doors (interior and entry, including their storms, screens, frames, locks, hardware and weatherstripping)	C	C	C	Association is responsible for routine exterior painting.
Electrical				
Entire system, including common site lighting, up to the point of connection with and including the Unit electrical meter and exterior fixtures.	A	A	A	
Electrical lines, wires, boxes, circuit breakers, panels, outlets, switches, fixtures (both interior and exterior outlets and switches connected to the Unit's meter) from the point of connection with, but not including, the electrical meter for each Unit.	C	C	C	
Extermination of pests and critters within a Unit	C	C	C	Association responsible if pests/critters enter through breaches in General Common Element construction.
Garages				
Garage construction, ceilings, roofs and perimeter walls	A	A	A	
Garage doors including opener, remote, tracks, springs, and all related hardware and equipment	C	C	C	
Garage slabs	A	A	A	
Garage wall drywall	A	A	A	
Gas Distribution System				
Entire system up to the point of connection with and including the gas meter for each Unit.	A	A	A	
Gas lines, pipes, valves and fixtures from the point of connection with, but not including, the gas meter for each Unit.	C	C	C	
Hot Water Heater	C	C	C	
HVAC Ductwork	A	A	A	
Irrigation System	A	A	A	
Landscaping installed by Developer or Association	A	A	A	Co-owner responsible for Co-owner installed landscaping.
Porches including snow removal	A	A	A	
Roads including snow removal	A	A	A	
Sanitary Sewer System				
Entire system up to the point of connection with plumbing fixture trap within a Unit.	A	A	A	
Sanitary fixtures, including plumbing fixture drain traps, located within and serving a Unit.	C	C	C	
Snow removal from roads, driveways, porches and walkways	A	A	A	
Storm Sewer System	A	A	A	
Sump Pumps	A	A	A	

Telephone and Telecommunication Systems				
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	
Walkways including snow removal	A	A	A	
Water Distribution System				
Entire system including that contained within Unit walls, up to the point of connection with, but not including, the first shut off valve located within and serving a Unit.	A	A	A	
Lines, pipes, valves and fixtures from the point of connection with, and including, the first shut off valve for each Unit.	C	C	C	
Windows including frames, screens, locks, hardware, weatherstripping and seals	C	C	C	Association is responsible for routine exterior painting.