

OAKBROOK POINTE MAINTENANCE MATRIX

Description	Maintenance	Repairs	Responsibility	Remarks
Light Fixtures-Outdoors	Bulbs, replacement Damaged light fixture	Association Homeowner Association Homeowner	Association Homeowner Association Homeowner	Coach light bulb Front porch and deck light bulb Coach light Deck light fixture if owner installed their own
Light Fixtures – Interior	Bulbs, replacement	Homeowner	Homeowner	
Garage Doors	Installation / Replacement Springs, lube, electric door opener, weather stripping, wheels, dry wall, entrance door to unit, keypad	Homeowner	Homeowner	
	Exterior Painting	Association	Association	Association responsible for the exterior painting of garage door
Garage Floors	Concrete	Homeowner	Homeowner	
Windows/Doorwalls	Glass, lock mechanisms, weather stripping, screens	Homeowner	Homeowner	Alteration form required to replace windows and doorwalls
Front Door	Side lights, door mechanisms, locks	Homeowner	Homeowner	Glass block windows acceptable. Alteration form required to replace.
	Painting	Association	Association	Association responsible for the exterior painting of the door.
Garage Interior Entrance Door	Replacement, painting, installation of storm door, railing	Homeowner	Homeowner	

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Interior Items				
Homeowner is responsible for all interior items unless noted in Remarks.				
<ul style="list-style-type: none"> •Disposals •Kitchen, bathroom cabinets •Faucets •Hood Fan Vents •Appliances •Dryer Vents* •Paint and wall covering •Damaged dry wall# •Interior doors •Sump pumps •Furnace •Air Conditioning System •Humidifiers •Water Tank •Clogged toilets and sinks •Fireplace •Skylights •Attic/ceiling fans •Generator% •Alarm systems •Insects •Plumbing •Cable •Window Treatment 	Homeowner	Homeowner	Homeowner	<p>*Dryer vent cleaning responsibility of the homeowner.</p> <p>#Association responsible if damaged drywall is caused by a roof leak or other exterior leakage.</p> <p>%Alteration form required for installation of generator. See rules and regulations for further information and requirements.</p> <p>Visible damaged window treatment should be replaced.</p>

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Roads	Association	Association	Association	
Driveways	Cracks, lifting, deterioration	Association	Association	Oil spills, paint spills are the responsibility of the homeowner to clean up
Sprinkler System	Association	Association	Association	
Roofing, Siding, Trim	Association	Association	Association	
Landscaping	Grass cutting, entrances, original builder installed shrubs, common grounds	Association	Association	Annual flowers may be planted along walkway and front beds. Care and upkeep (weeding) are the responsibility of the homeowner. See rules and regulations for further information.
Mulch	Association	Association	Association	Brown mulch only. If homeowner wants to install their own mulch, an alteration form must be submitted and the rules and regulations followed.
Decks	Powerwashing, staining, wood repairs	Association	Association	Area under the deck is the responsibility of the homeowner to maintain.
Front Porch Steps	Installation, repairs	Association	Association	
Front Porch Railing	Installation, repairs	Homeowner	Homeowner	Alteration form required. See rules and regulations for specifications (style, color, etc)
Snow Removal	Roads, driveways, front porch and walkway	Association	Association	
Storm Sewers	Association	Association	Association	
Wet Lands	Association	Association	Association	
Gutters	Painting, repair, cleanout	Association	Association	

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Basement	Foundation Window Ingress/Egress Window	Cracks in walls Floor cracks Homeowner	Association Homeowner Homeowner	Alteration form required for any alteration to the basement windows Glass block windows allowed. Required if finishing the basement off.
Trees	Trimming, fertilization	Association	Association	
Mailbox Area	US Post Office	US Post Office	US Post Office	Homeowner is to call the US Post Office with any issues.
Flag Pole (Entrances) Flag on Garage	Association Homeowner	Association Homeowner	Association Homeowner	Alteration form required for approval.
Utilities	Homeowner	Homeowner	Homeowner	Homeowner is responsible to handle any issues with the utility companies directly (DTE, Consumers, Water, Phone Service, Cable)
Grilles/Fire Pits	Damage to decks/units	Homeowner	Homeowner	Gas grilles are allowed. NO charcoal or wood burning grilles/fire pits allowed.
Pets	Any damage caused by their pet (i.e. brown/yellow spotting on grass, animal waste, licensing	Homeowner	Homeowner	
Parking	Damage to sprinkler heads, grass	Homeowner	Homeowner	