

**CONDO 3'S RESPONSIBILITIES**

Decks and patios	Repairs and replacement unless owner has made modifications; then unit owner responsible
Damage to ceilings from rain/snow leakage	
Driveway, walkway, repair and replacement	
Exterior domestic water supply shut off.	Heritage Hills Water Works Corp (800) 724-0322
Exterior sanitary waste line	Heritage Hills Sewage Works Corp (800) 724-0322
Exterior maintenance of buildings, walls, trim paint, outside light fixtures, roofs (leaks)	
Exterior stairs: repair, resurfacing and replacement	
Faulty Heating Panels (in ceiling)	
Garage doors	Condo responsible for door. Unit owner responsible for mechanics, hardware
Grass cutting and leaf removal	
Interior domestic water main shut off valve replacement	Requires licensed plumber
Pest control - exterior	
Pipes inside walls or under concrete	
Pipes within crawl space	
Rain gutters and down spouts	Repair, replace and cleaning
Roadway repair and repaving	
Roof inspections, repair and replacement	
Snow plowing, shoveling and ice control	Roads, driveways, walks, steps
Storm water drainage issues	
Unit exterior repair and painting	
Integrity of units to keep out mice, birds, squirrels. This means plugging up openings used by animals/birds to gain access to interior of the units if such openings are found to exist. Does not include exterminators	

**CONDO 3 UNIT OWNER'S RESPONSIBILITIES**

A/C compressor and condenser	Requires variance, licensed HVAC contractor, permit
All blockages in the drains system of the unit.	
Underground sewer lines are maintained by Heritage Hills Sewer	
Any modification, addition, alteration made by any owner, past and present, to the unit as originally build and sold by the sponsor.	
Baseboard heaters.	
Carbon monoxide monitor and smoke detectors	Purchase with lithium battery, install. Replace every 10 yrs.
Clothes washer water shut off valve	Requires licensed plumber
Dryer vent cleaning	Condo requires every two years
Electrical fixtures, light bulbs, fans, outlets, switches, inside circuit breakers and panel box, thermostat, surface mounted, floor well and owner added heating units	
Exterior garage and front door bulb replacement	
Fireplace (wood burning) maintenance and chimney cleaning, (Note: The Condo has the right to have periodic inspections of the fireplace/chimney as a matter of safety. The inspections will be a the expense of the Condo.	
Front door.	Variance required for replacement. Must replace with same door.
Garage door	Condo responsible for door; unit owner responsible for mechanicals' (garage door opener) and hardware.
Garbage disposal	Requires licensed plumber, electrician and permit
Hot water heater.	Variance required and licensed HVAC contractor and permit
HVAC system including air ducts.	Contact Condo 3 Board to discuss
Landscaping	Located in shed with electric meter.
Master circuit breaker and panel box.	Requires licensed plumber.
Outdoor spigot leaks	Owner responsible to remove hose from spigot. If not done may result in frozen pipe and damages. Will be owner responsibility.
Outdoor spigot - removal of hose(s)	

**CONDO 3 UNIT OWNER'S RESPONSIBILITIES (CONTINUED ON NEXT PAGE)**

**CONDO 3 UNIT OWNER'S RESPONSIBILITIES (CONTINUED)**

Pest control - interior	
Pressure reducing valve.	Requires licensed plumber
Screen/storm door.	Variance required for replacement.
Unit owner's flower, tree or shrub planting	Variance required
Water supply and waste pipes within the unit	
Windows	Variance required