

**EATON ESTATES CONDOMINIUM ASSOCIATION  
RESPONSIBILITY FOR MAINTENANCE, REPAIRS AND REPLACEMENT**

DESCRIPTION	MAINTENANCE	REPAIRS	REPLACEMENT	REMARKS
Address Signage (Building/Mailbox)	Assoc.	Assoc.	Assoc.	
Basement/Lower Level				
Concrete Walls	Owner	Assoc.	Assoc.	
All Modifications	Owner	Owner	Owner	
Circuit Breakers	Owner	Owner	Owner	
Concrete Floors	Owner	Assoc.	Assoc.	
Faucets	Owner	Owner	Owner	
Hot Water Tank	Owner	Owner	Owner	
Laundry Tub	Owner	Owner	Owner	
Sump Pump	Assoc.	Assoc.	Assoc.	Co-owners asked to test operation at least monthly.
Bathroom Fixtures	Owner	Owner	Owner	
Decks				
Painting/Staining	Owner	Owner	Owner	Vertical surfaces
Planking/Joists	Owner	Owner	Owner	must be approved
Footing & Posts	Owner	Owner	Owner	stain/paint to match
Steps	Owner	Owner	Owner	EECA bldg. color
Disposals				
Switch	Owner	Owner	Owner	
Wiring	Owner	Owner	Owner	
Plumbing	Owner	Owner	Owner	
Driveway	Assoc.	Assoc.	Assoc.	
Dryer Vents	Owner	Owner	Owner	
Electrical Service				
Transformer to Meter	Util./Assoc.	Util./Assoc.	Util./Assoc.	
Meter Box	Util./Owner	Util./Owner	Util./Owner	
Fuse Box	Owner	Owner	Owner	
Wiring, Plugs, Switches, Fixtures	Owner	Owner	Owner	
Entrance Doors	Owner	Owner	Owner	
Glass	Owner	Owner	Owner	
Locks	Owner	Owner	Owner	
Weather stripping	Owner	Owner	Owner	
Jambs/thresholds	Owner	Owner	Owner	
Fans				
Attic (Whole House)	Owner	Owner	Owner	
Bathroom Exhaust	Owner	Owner	Owner	
Kitchen Vent	Owner	Owner	Owner	
Faucets	Owner	Owner	Owner	
Fire Alarm System	Assoc.	Assoc.	Assoc.	Central system only
Fireplace/Flue Caps/Screens	Owner	Owner	Owner	

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Furnace/Air Conditioner	Owner	Owner	Owner	
A/C Coil	Owner	Owner	Owner	
Compressor	Owner	Owner	Owner	
Filters	Owner	Owner	Owner	
Flue Caps/Screens	Assoc.	Assoc.	Assoc.	
Heat Ducts	Owner	Owner	Owner	
Humidifier	Owner	Owner	Owner	
Registers	Owner	Owner	Owner	
Garage				
Doors	Owner	Owner	Owner	Owners can reduce wear by tightening screws on steel frames and using WD40 on springs & wheels to ease operation of door.
Floor (Concrete)	Owner	Assoc.	Assoc.	
Elec Door Opener	Owner	Owner	Owner	
Locks	Owner	Owner	Owner	
Springs	Owner	Owner	Owner	
Wheels	Owner	Owner	Owner	
Weatherstripping	Owner	Owner	Owner	
Internal Electrical (fixtures/bulbs)	Owner	Owner	Owner	
Garage Entrance Doors				
External Entrance	Owner	Owner	Owner	
From Inside of Unit	Owner	Owner	Owner	
Locks	Owner	Owner	Owner	
Weatherstripping	Owner	Owner	Owner	
Gas Line to Point of Hookup				
Meter	Util./Owner	Util./Owner	Util./Owner	
Furnace	Owner	Owner	Owner	
Fireplace(s)	Owner	Owner	Owner	
Dryer	Owner	Owner	Owner	
Stove & Oven	Owner	Owner	Owner	
Gutters/Downspouts	Assoc.	Assoc.	Assoc.	
Insulation in Attic	Owner	Owner	Owner	
Kitchen Cabinets	Owner	Owner	Owner	
Landscaping				
Lawn	Assoc.	Assoc.	Assoc.	Assoc. responsible for Std plantings; owner responsible for unique.
Shrubs/Bushes/Trees	Assoc.	Assoc.	Assoc.	
Light Fixtures-Indoor	Bulb-Owner	Parts-Owner	Fixt-Owner	
Light Fixtures-Outdoor				
Street Lights	Assoc.	Assoc.	Assoc.	
Street Light Photocells	Assoc.	Assoc.	Assoc.	
Porch Lights	Bulb-Owner	Parts-Owner	Fixt-Owner	
Garage Lights	Bulb-Owner	Parts-Owner	Fixt-Owner	
Other Exterior Lgts	Bulb-Owner	Parts-Owner	Fixt-Owner	

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Mailboxes/Posts				
Mailbox	Assoc.	Assoc.	Assoc.	
Posts	Assoc.	Assoc.	Assoc.	
Patio	Owner	Owner	Owner	
Painting/Staining/Caulking				
Decks	Owner	Owner	Owner	
Entrance Doors				
Exterior Side	Assoc.	Assoc.	Assoc.	
Interior Side	Owner	Owner	Owner	
Garage Doors				
Exterior Side	Assoc.	Assoc.	Assoc.	
Interior Side	Owner	Owner	Owner	
Gutters/Downspouts	Assoc.	Assoc.	Assoc.	
Mailbox Posts	Assoc.	Assoc.	Assoc.	
Utility Boxes	Assoc.	Assoc.	Assoc.	
Wood Trim	Assoc.	Assoc.	Assoc.	
Windows and Window Trim				
Exterior	Assoc.	Assoc.	Assoc.	
Interior	Owner	Owner	Owner	
Utility Pipes	Assoc.	Assoc.	Assoc.	
Plumbing				
Faucets/Valves/Fixtures	Owner	Owner	Owner	*Owner responsible for water distribution system from their main shutoff valve inward **Storm sewer responsibility partially shared with Beacon Meadows; sanitary sewer blockage caused by owner is owner responsibility
In Walls & Ceilings	Owner	Owner	Owner	
Kitchen/Bathroom	Owner	Owner	Owner	
Main Water Line	Assoc.*	Assoc.*	Assoc.*	
Sanitary & Storm Sewers	Assoc.**	Assoc.**	Assoc.**	
Tubs/Toilets/Showers/	Owner	Owner	Owner	
Water Spigot-exterior	Owner	Owner	Owner	
Irrigation System	Assoc.	Assoc.	Assoc.	
Porches	Owner	Owner	Owner	
Privacy Fences	Owner	Owner	Owner	
Roof Vents	Assoc.	Assoc.	Assoc.	
Security Systems--Personal	Owner	Owner	Owner	
Skylights	Assoc.	Assoc.	Assoc.	
Smoke Detectors	Owner	Owner	Owner	Assoc. responsible for Central System sensors only
Snow Removal				
Road & Driveways	Assoc.			Snow removed when only 1.5 + inches fall
Sidewalks & Porch	Assoc.			
Decks & Patios	Owner			
Street/curbing	Assoc.	Assoc.	Assoc.	

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Telephone Jacks	Owner	Owner	Owner	
Walkways/sidewalks	Assoc.	Assoc.	Assoc.	
Windows/Doorwalls				
Brick Mold	Owner	Owner	Owner	
Crank Handles, Hinges and Other Hardware	Owner	Owner.	Owner	
Glass	Owner	Owner	Owner	
Locks/Mechanisms	Owner	Owner	Owner	
Sashes and Mull Caps	Owner	Owner	Owner	
Screens	Owner	Owner	Owner	
Sills	Owner	Owner	Owner	
Storm Doors	Owner	Owner	Owner	
Weatherstripping	Owner	Owner	Owner	
Wooden Framing	Owner	Owner	Owner	
Doorwall Assembly	Owner	Owner	Owner	