

SPRING LAKE PARK CONDO Association Responsibility Matrix

A = Association Responsibility

O = Owner Responsibility

GROUND	MAINTAIN	REPAIR	REPLACE	AUTHORITY
Boundary Posts	A	A	A	DECS
Curbs	A	A	A	DECS
Landscaping	A	A	A	DECS
Lawn	A	A	A	DECS
Mailbox/Lock	A	A	A	DECS
Mailbox Number/Name	A	A	A	DECS
Picnic Tables	O	O	O	DECS
Rubbish Removal System	A	A	A	DECS
Shrubs	A	A	A	DECS
Sidewalks	A	A	A	DECS
Snow Removal	A	A	A	DECS
Sprinkler System	A	A	A	DECS
Storm Sewer	A	A	A	DECS
Trees	A	A	A	DECS
BUILDING EXTERIOR				
Air Conditioners	O	O	O	DECS
Condensation	O	O	O	DECS
Lines	O	O	O	DECS
Compressor	O	O	O	DECS
Concrete Pad	O	O	O	DECS
Caulking	A	A	A	DECS
Door-Main Unit	O	O	O	DECS
Door Hardware	O	O	O	DECS
Door Trim	O	O	O	DECS
Doorbell	O	O	O	DECS
Door for Utility Room	A	A	A	DECS
Decks	O	O	O	DECS
Patios	O	O	O	DECS
Drain Tile- Perimeter	A	A	A	DECS
Flashing	A	A	A	DECS

SPRING LAKE PARK CONDO Association Responsibility Matrix

A = Association Responsibility

O = Owner Responsibility

GROUND	MAINTAIN	REPAIR	REPLACE	AUTHORITY
Gutter & Downspout	A	A	A	DECS
Exterior Lights - Photocell	A	A	A	DECS
Bulbs for Exterior Lights	O	O	O	DECS
Exterior Light fixtures	A	A	A	DECS
Roof	A	A	A	DECS
Siding (hardie board, rock, wood etc.)	A	A	A	DECS
Signage	O	O	O	DECS
Trim (exterior)	A	A	A	DECS
Utility Meters	A	A	A	DECS
Vents (Roof & Wall)	A	A	A	DECS
Water Spigots (outdoor)	A	A	A	DECS
Window Frames and Flushing	A	A	A	DECS
UNIT INTERIOR				
Air Cleaner	O	O	O	DECS
Appliances	O	O	O	DECS
Bathtub	O	O	O	DECS
Cabinets	O	O	O	DECS
Carpets	O	O	O	DECS
Circuit Breakers/Fuses	O	O	O	DECS
Closet Doors	O	O	O	DECS
Commode	O	O	O	DECS
Shutoff Valve	O	O	O	DECS
Wax Ring	O	O	O	DECS
Counter	O	O	O	DECS
Dishwasher	O	O	O	DECS

SPRING LAKE PARK CONDO Association Responsibility Matrix

A = Association Responsibility

O = Owner Responsibility

GROUND	MAINTAIN	REPAIR	REPLACE	AUTHORITY
Insulation	A	A	A	DECS
Sinks (floor, wall)	O	O	O	DECS
Wallpaper	O	O	O	DECS
Dishwasher Plumbing	O	O	O	DECS
Doors (interior)	O	O	O	DECS
Doorwall (frames, screens)	O	O	O	DECS
Doorwall Hardware	O	O	O	DECS
Drain Lines	O	O	O	DECS
Drywall (perimeter walls & ceilings)	O	O	O	DECS
Drywall-Interior Walls	O	O	O	DECS
Ductwork	O	O	O	DECS
Electrical	O	O	O	DECS
Unit Electrical	O	O	O	DECS
Fixtures	O	O	O	DECS
Antenna Outlets	O	O	O	DECS
Outlets	O	O	O	DECS
Switches	O	O	O	DECS
Wiring Inside of Walls	O	O	O	DECS
Faucets	O	O	O	DECS
Floor Construction	O	O	O	DECS
Floor Covering	O	O	O	DECS
Furnace	O	O	O	DECS
Garbage Disposal	O	O	O	DECS
Gas Lines (up to and including)	O	O	O	DECS
Main Shutoff	O	O	O	DECS
To All Other Appliances	O	O	O	DECS

SPRING LAKE PARK CONDO Association Responsibility Matrix

A = Association Responsibility

O = Owner Responsibility

GROUND	MAINTAIN	REPAIR	REPLACE	AUTHORITY
Grout/Caulk (interior)	O	O	O	DECS
Humidifier	O	O	O	DECS
Microwave	O	O	O	DECS
Oven & Range	O	O	O	DECS
Phone Line for Fire Suppression System	A	A	A	DECS
Paint	O	O	O	DECS
Plumbing Fixtures	O	O	O	DECS
Plumbing Lines	O	O	O	DECS
Sewer Lines	O	O	O	DECS
Inside Unit	O	O	O	DECS
Outside Unit	A	A	A	DECS
Sewer Line Underground	A	A	A	DECS
Showers & Tubs	O	O	O	DECS
Shower Head	O	O	O	DECS
Shutoff Valves	O	O	O	DECS
Sinks	O	O	O	DECS
Traps	O	O	O	DECS
Washers	O	O	O	DECS
Thermostat	O	O	O	DECS
Tile	O	O	O	DECS
Trim (Interior)	O	O	O	DECS
TV/Cable TV	O	O	O	DECS
Wall Connectors	O	O	O	DECS
Vent Covers	O	O	O	DECS
Vent Fans	O	O	O	DECS
Vent Filters	O	O	O	DECS
Interior	O	O	O	DECS
Perimeter	O	O	O	DECS
Wallpaper	O	O	O	DECS
Walls	O	O	O	DECS
Interior	O	O	O	DECS
Perimeter	O	O	O	DECS

SPRING LAKE PARK CONDO Association Responsibility Matrix

A = Association Responsibility

O = Owner Responsibility

GROUND	MAINTAIN	REPAIR	REPLACE	AUTHORITY
Washers	O	O	O	DECS
Water Heater	O	O	O	DECS
Water Lines (Up to Fixture Shutoffs)	O	O	O	DECS
Before Main Shutoff	O	O	O	DECS
After Main Shutoff	O	O	O	DECS
Main Water Shutoff	O	O	O	DECS
Windows-Glass	O	O	O	DECS