

Garden Condo III Responsibilities

New and long time residents frequently ask questions about maintenance responsibilities. With very few exceptions, homeowners are responsible for the maintenance of the interior of their homes. The Association is responsible for exterior maintenance. Consider this list a guideline and not an inclusive list.

MAINTENANCE	H/O	ASSOC	NEED ACR
Exterior		X	X
Window, Window Frames, Screens, Roller Shades	X		X
Garage Door & Exterior Doors	X		X
Door Handles, Locks, Hinges, Springs, Tracks, Wheels	X		
Replacing A/C Heating Unit	X		X
All Plumbing, Wiring, Accessories, Water Softeners, Etc. Items used for a Single Unit	X		
Storage Facilities on Patio	X		
Plants, Trees, Etc. In the rear of the condo between sidewalk and Condo	X		
Front/Back Porch – Any changes to the Concrete	X		X
Solar Tubes, Satellite Dish, Skylights, Etc.	X		X
Existing Skylights	X		X
General Maintenance of Enclosed Patio – Interior	X		
Sewer Backup Source INSIDE the Unit	X		
Sewer Backup Source OUTSIDE the Unit		X	
Water supply up to shutoff valve		X	
Exterior Water shutoff valve at Unit Wall	X		
From water supply shutoff valve into condo including outside hose bibs	X		
Front Porch Lights (small globe)	X		
Large Globe and Outside Light Bulbs. (Replacements by Assoc)		X	
Interior Termites	X		
Exterior Termites		X	

**Interior termites can be treated by the HOA termite vendor and expense is billed directly to the homeowner. Call Cornerstone to schedule.*