

**SOUTHERN SHORES LANDING PROPERTY OWNERS ASSOCIATION
RESPONSIBILITY CHART
REVISED 1/25/08**

ITEM	OWNERSHIP CLASSIFICATION	MAINTENANCE RESPONSIBILITIES
1. Heating & Air Conditioning	Unit	The unit owner is responsible for repair and replacement of any and all heating and air-conditioning equipment whether located inside or outside the unit.
2. Plumbing	Unit	The unit owner is responsible for maintaining the plumbing system for the unit.
3. Windows & Screens	Unit	The unit owner is responsible for the maintenance and replacement of all window and screens
4. Sliding Doors	Unit	The unit owner is responsible for the maintenance and replacement of all sliding doors, frames, rollers, hardware and screens.
5. Exterior Door.	Common Element Unit	The association is responsible for painting the exterior of the door The unit owner is responsible for replacement of exterior doors
6. Storm Door.	Unit	The unit owner is responsible for purchasing, Maintenance, and replacement of storm doors. Unit owner must receive approval from Association for door before installation begins
7. Decks, Porches, Patios,	Unit	The unit owner is responsible for all pressure washing, staining, or sealing of decks, porches or patios. Unit owner is also responsible for repair and replacement of all of the above
8. Lighting & Light Fixtures	Limited Common Element	The unit owner is responsible for maintaining any exterior lights and fixtures which are illuminated from a source within the unit. The association maintains all other lighting.
9. Siding	Common Element	The Association shall be responsible for the upkeep, painting, maintenance, repairs and replacement of the exterior siding of the dwelling unit
10. Roof	Common Element	The association is responsible for all roof repairs. Any required sheetrock repairs to the interior of the units as a result of roof damage shall be paid for by the unit owner.
11. Pest Control	Unit	The unit owner is responsible for pest control within the unit.
12. Leaks & Leak Repairs	Unit	The unit owner is responsible for repairs to all plumbing specific to the unit. If a leak in the unit owners plumbing causes damage to any other unit, that unit owner from whose unit the leak

originated is responsible for any and all repairs to the damaged unit

13. Utilities	Unit	The hook up, maintenance and repairs of internal installations of the unit such as water, power, and telephone shall be at the owner's expense
14. Architectural Review Guidelines		The unit owner is not to paint or otherwise decorate or change the appearance of any portion of the exterior of the condominium building unless approved by the Architectural Control Committee.
15. Miscellaneous	Common Elements	The association shall maintain all common elements including but not limited to fences, Any damage to the common elements resulting from the negligence of an owner, tenant, guests of an owner or any individual employed by an owner will be the responsibility of that owner.
16. Fireplace	Unit	The unit owner is responsible for the repair and replacement of all portions of the fireplace and chimney.
17. Driveway	Unit	The unit owner shall maintain or improve his individual driveway.
18. Landscaping	Common Element	The Association shall be responsible for the upkeep and replacement of rear, front, and side yard landscaped areas of each Landing dwelling unit. Once you apply for approval you may place flowers in your front bed. If you choose to place landscaping in the front beds the Association will no longer maintain that bed it is the homeowners responsibility.
19. Garage Doors	Unit	The unit owner is responsible for the maintenance repair, and replacement of the garage door.