

Lexington Condo Homes Association Maintenance Matrix

ITEM	ASSN	CO-OWNER	COMMENTS
Address Signs	X		
Air Conditioners			
Compressor		X	
Fan		X	
Balconies			
Light Bulbs		X	
Light Fixtures	X		
Repair/Replacement	X		
Basement			
Cracks	X		
Drainage	X		
Leaks	X		
Sump Pumps	X		
Carbon Monoxide Detector		X	
Decks			
Repair/Replacement		X	Except units 68 & 69
Decoration/Maintenance		X	
Doorwalls			
Frame/Exterior	X		
Glass & Glass Seal	X		
Handles & Locksets		X	
Screens		X	Unless damaged by Association action
Electrical			
Circuit Breakers	X		
Circuits	X		
Doorbells		X	
Exterior Light Bulbs		X	
Exterior Outlets	X		
Exterior Fixtures	X		
Interior Outlets		X	
Switches & Plugs		X	
Exterior Doors			
Door Knob/Locks		X	
Jambs	X		
Outside Surface	X		
Painting/Exterior	X		BEIGE DOORS ONLY
Storm Door/Screen Door		X	
Threshold	X		
Weather Stripping	X		

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Extermination			
of insects	X		
of rodents	X		
Fire Alarm System		X	
Furnace		X	
Garages			
Doors If co-owner backs car into door the co-owner will be responsible for the damages	X		Once opener is installed damage to door due to opener becomes co-owner responsibility.
Floors	X		
Light Bulbs, Exterior		X	
Light Fixtures, Exterior	X		
Openers		X	
Springs	X		
Gutters, Downspouts & Splashblocks	X		
Leaks			
Basement	X		
Gutters	X		
Roof	X		
Mailboxes & Posts			
Keys		X	U.S. Post Office
Maintenance	X		
Painting/Staining			
Exterior Surfaces	X		
Entry Doors	X		
Garage Doors	X		
Patios			
Fences			
Standard (privacy)	X		If installed by builder or Association
Additional (enclosures)		X	
Landscaping			plants around patio and shrubs at front entryway are co-owner
General Commons	X		
Limited Commons			
Next to Garages	X		
Next to Patios/Decks		X	
Private Areas		X	
Light Bulbs		X	
Light Fixtures		X	

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Snow Removal		X	
Structure	X		
Plumbing			
Main Plumbing	X		Everything (valves, shutoffs, etc.) up to the point of connection to water supply lines and fixtures
Disposal		X	
Drain Clogging/Interior		X	
Leaks-Faucet/Interior		X	
Malfunction-Fixture		X	
Malfunction-Pipe	X		
Outside Spigot	X		
Sewer Backup	X		Except in case of co-owner fault
Toilet & Toilet Wax Ring		X	
Underground Pipes	X		
Water Meter	X		
Water supply lines		X	Including furnace humidifier, ice maker, and toilet supply lines
Porches			
Carpet		X	
Light Bulbs		X	
Light Fixture	X		
Railing	X		
Repair	X		
Snow Removal	X		
Roofs	X		
Sidewalks			
Repairing	X		
Snow Removal	X		
Smoke Detector			
Battery		X	
Hardware		X	
Snow Removal			
From Decks		X	
From Driveways	X		
From Patios		X	
From Porches	X		
From Roadways	X		
From Sidewalks	X		

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Sprinkler System (Lawn)			
Installation	X		
Maintenance	X		
Water Bill	X		
Sump Pumps	X		
Television Reception Equipment		X	
Trees/Bushes=co-owner resp. except end units (Assn)			
Vents, Exterior			
Bathroom Fan	X		
Clothes Dryer, Exterior	X		
Roof	X		
Stove Hood		X	
Walls-Interior			
Cracks/Settling/Popping		X	
Drywall Repair		X	If caused by leak wall will be taken to prime only!!!!
Leak Damage/	X		
Resident Abuse		X	
Structural Separation	X		
Water Heater		X	
Window Grates/Muntins/Grids	X		
Windows			
Caulking	X		
Frame/Exterior	X		
Glass & Glass Seal	X		
Lock & Handle		X	
Screens/Storms (see also Doorwall)		X	Co-owner responsibility unless damaged by Association action.
Shutters	X		
Sills/Interior		X	
Sticking/Won't Open		X	
Weather Stripping	X		
Window Wells	X		