



# Fairway View Townhomes Maintenance Responsibility Table

ITEM	ASSN	HMOWNER	ITEM	ASSN	HMOWNER
Appliances		X	Mailboxes	X(will replace mailbox if broken)	X(responsible for own box and keys)
Balcony/Patio	X		Outside Building Walls	X	
Cable TV		X	Exterior Painting	X	
Dryer Vent Maintenance		X	Interior Painting		X
Door Bell		X	Pest Control	X (exterior of unit)	X (interior of unit)
All Unit Doors		X	Plumbing/ Pipe Repairs/ Fixtures		X
Interior Electrical		X	Retention Pond & Parks	X	
Fencing	X		Exterior Lighting	X	X (Needs Assn approval before installation)
Foundation	X		Roofs	X	
Gutters/ Downspouts	X		Screen, Patio & Storm Doors		X (Needs Assn approval before installation)
Heating & Air Conditioning Units		X	Snow Removal	X	
Landscaping	X		Storm Drains/ Sewer/ Catch Basins	X (Village of North Aurora)	
Sump Pump & Sump Pump Discharge		X	Satellite Dishes		X(Requires Assn approval before installation)
Homowner's Insurance	X(As if Single Family Home)	X(Liability Only)	Water Heaters		X
Interior Unit Damage from Association Maintained Areas		X	Watering Lawns/ Shrubs/ Trees		X
Streets & Curbs	X (Village of North Aurora)		Window Cleaning		X
Interior Unit Damage from Another Unit		X	Plumbing Sillcocks (Spigots)		X

**NOTE: Any Individual causing damage to any of the Association's property will be held responsible. Owners should be aware that anything inside of their unit is their responsibility. If the Association repairs the problem and concludes that it is the Owner's responsibility, the expense of the repair can be charged to the unit owner**