

LAKEVIEW ESTATES MAINTENANCE MATRIX GUIDELINES

Amended 2022 without developer rights.

Item	Association	Co-owner	Comments
Air Conditioners		X	All penetration is homeowner responsibility
Attic			
Animal/Critter	X		
Bath Fan Vent		X	
Insulation		X	
Basement/Foundation			
Cracks	X		
Leaks	X		
Water Cleanup & Water Damage		X	Ex Drywall/paneling needed to facilitate repair
Rod Holes	X		
Chimney Flues			
Birds	X		
Cap Crack	X		
Flue	X		
Leaks	X		
Cleaning Fireplaces & Chimney (Per Fire guidelines)		X	All Components and Damage
Electrical / Gas			Building Penetrations is Co-Owner
Carports	X		
Circuit Panels		X	
Circuits		X	
Doorbell Unit		X	
Doorbell Wiring		X	
Exterior Outlets		X	Where applicable
Interior: Outlets / Fixtures / Switches		X	
Low Voltage (Telephone, cable, fiber)		X	Building Penetrations is Co-Owner Responsibility
Meters		X	
Porch Lights (Fixture)	X		
Porch Lights (Bulb)		X	
Service Disconnect		X	
Furnace		X	
Infestation			
Animals/Birds in Unit	X		Unless through Doors/Windows
Insect (Exterior)	X		
Rodent (Interior)		X	
Rodent (Exterior)	X		
Interior Cabinets/Shelves		X	
Interior Ceiling		X	
Interior Doors		X	
Floors			
Floor finish		X	
Sub-floor		X	
Plumbing (Floor/Faucet/Interior)			
Disposal		X	
Drain Clogging		X	

Item	Association	Co-owner	Comments
Plumbing			
Interior		X	
Exterior	X		Unless co-owner neglect
Underground Pipes	X		
Sewer Backup	X		Not responsible for cleanup
Porch/Stoop			
Concrete Cap/Steps	X		
Railing		X	
Snow Removal	X		Front only
Privacy Fence		X	
Radon		X	
Roofs			
Leaks	X		
Gutters	X		
Smoke Detectors			
Battery		X	
Hardware		X	
Vents			
Dryer Vent		X	
Range Hood Vent		X	
Walls Interior / Ceiling / Drywall			
Cracking/Settling		X	
Screw/Nail Popping		X	
Leaks		X	Unless association negligence
Resident Abuse		X	
Water Heater		X	
Windows / Exterior Doors / Patio Doors			
Broken Pane / Seal Failure		X	
Cement Threshold	X		
Frame		X	
Inside Surface		X	
Leaks		X	
Lock & Handle		X	
Outside Surface / Trim / Caulk		X	
Painting		X	
Screen		X	
Sill		X	
Storm Doors / Screen Door		X	
Stuck		X	
Warping		X	
Weather Strip		X	
Window Hardware		X	