# Woodmark Condominium Phase II Association Inc.

## Maintenance Responsibility Guidelines

### Board approved September 2, 2026

| Owner Responsibility |
|---|
| Air conditioner |
| Comunications systems |
| (Dish, DSL, Cable, FIOS, Phone, etc.) |
| Door locks |
| Door painting including frame |
| Doors (entry, storm, sliding, etc. and frames) |
| Dryer vent (interior) |
| Electric service |
| Electrical outlets (interior & exterior) |
| Exterminating (interior) |
| Exterior repairs caused by owner |
| Faucets (interior & exterior) |
| Fences (board approved) |
| Furnace |
| Garage door (door, opener, & frame) |
| Garage floor |
| Hot water tanks |
| House numbers |
| Interior repairs |
| Keys |
| Landscaping (remove, replace, etc.) |
| Lights (interior, garage, yard, front door) |
| Patio fences and gates |
| Plumbing (interior & exterior) |
| Vents (interior) |
| Windows (frames, screens, glass, etc.) |
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| Association Responsibility |
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| Awnings (original) |
| Chimney (cap, screen, etc.) |
| Common areas |
| Driveways |
| Dryer vents (exterior) |
| Exterior patios |
| Exterior wood trim (painting, repair, |
| Exterminating (exterior) |
| Fertilization (grass, bushes, trees) |
| Gutters & downspouts |
| Interior repairs due to exterior repai |
| Landscaping (maintenance) |
| Lights (street) |
| Mail boxes |
| Mowing (grass) |
| Pool |
| Roofs |
| Trash service |
| Trimming (bushes, trees, etc.) |
| Sewer service |
| Sidewalks |
| Siding |
| Snow removal (drives & sidewalks) |
| Vents (exterior) |
| Water service |
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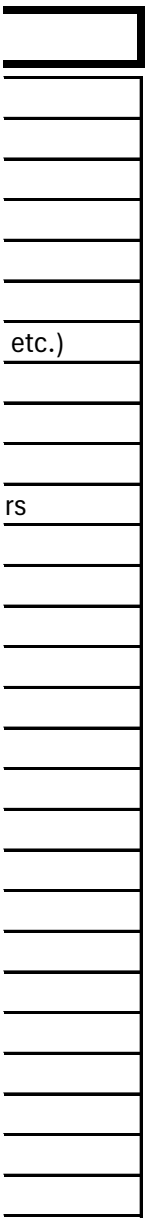
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