Maintenance

The maintenance of your Condo Unit falls into two separate areas of responsibility, that which is your responsibility as Owner and that which is the responsibility of the Condominium Association.

A. <u>Owner Responsibility</u>

- All maintenance of the interior features of your Unit including interior finishes, wall and ceiling paint, carpet and other floor coverings, trim, kitchen and bath cabinetry, appliances, fireplaces, and all kitchen and laundry appliances.
- All utilities which solely serve your Unit including electrical wiring and fixtures, cable, telephone, plumbing and fixtures.
- All doors and windows.
- Any Owner installed Patio and/or Patio Fence.
- All Downspout extensions.
- Any Owner installed plants, shrubs, pots and hanging flowers in the Limited Commons Area of your Unit.

B. <u>Association Responsibility</u>

- All exterior features including stone vernier, vinyl siding, roofs, gutters, downspouts, walkways, patios, and patio fences installed by the builder and/or the Association.
- All structural building elements of your Unit including the exterior wall drywall, wall studs, exterior sheathing, insulation, roof structure, and chimneys.
- All utility services which serve more than one unit including potable water and sewers.
- All paving on streets, driveways, and parking areas.
- All lawn mowing, snow removal, weed control, mulching of flower beds, and landscaping of the Commons areas including the retention pond and associated inflow and outflow drains in the Commons Areas.
- All shrubs and trees installed by the builder and/or the Association.
- All maintenance associated with the Clubhouse, Exercise Room, and Pool.
- Pole lights and bulbs.

Please note: The above list is provided as a guide for your reference only and is not intended to be all-inclusive. You should read and follow the Rules and Regulations as stated in our Owners' Handbook, Declaration, and By-Laws.

All Maintenance Requests (or questions related to Maintenance)
MUST be submitted in writing **via email** to…

Seaway Asset Management
Dave Brown - Property Manager
419 537-1099 Ext-15
Dave.Brown@seawayasset.com