

LAKE FOREST GLEN MAINTENANCE RESPONSIBILITIES		Unit Owner	Assoc.
1.	MRR rear deck including snow removal, storage, deck repairs*	X	
2.	MRR common wall privacy fences off building *		X
3.	MRR privacy fence parallel to and directly behind unit	X	
4.	MRR windows & glass slider*	X	
5.	MRR window coverings (including screens) *	X	
6.	MRR front & rear doors *	X	
7.	MRR front & rear screen doors *	X	
8.	MRR front & rear storm doors *	X	
9.	MRR front & rear security doors *	X	
10.	MRR exterior light fixtures *	X	
11.	MRR front entry porch		X
12.	MRR rear exterior porch	X	
13.	MRR storage lockers		X
14.	MRR storage locker locks	X	
15.	MRR utility enclosures		X
16.	Common Area Landscape – plants & lawns		X
17.	Common Area Landscape – homeowner plants in front of unit *	X	
18.	Common Area Hardscape		X
19.	Common Area Dirt & bedding areas		X
20.	Asphalt areas		X
21.	MRR roofs , chimney chase, flashings		X
22.	MRR building siding & trim		X
23.	Painting – buildings		X
24.	Painting – doors (on painting cycle)		X
25.	Painting – homeowner installed door with new trim *	X	
26.	Painting – window trim (on painting cycle)		X
27.	Painting – homeowner installed windows w/ new trim – trim painting *	X	
28.	MRR fireplace, flue, exterior cap *	X	
29.	MRR interior wall/ceiling covering	X	
30.	MRR interior flooring	X	
31.	MRR interior cabinets	X	
32.	MRR interior appliances (including fireplaces)	X	
33.	MRR interior electrical	X	
34.	MRR interior plumbing	X	
35.	MRR interior heating	X	
36.	Within foundation under first floor - Ground water accumulation	X	
38.	Within foundation under first floor – Pest Control	X	
39.	Within foundation under first floor - Heat. Plumbing, Electrical	X	
40.	MRR recreational areas & facilities		X
41.	Closing cost upon sale – transfer fee	X	
42.	Closing cost upon sale – P.U.D. Sewer test	X	
43.	Closing cost upon sale – repairs needed as a result of P.U.D. test (depends on location of repair) ♦	X	X
44.	Closing cost upon sale – correction of architectural violations	X	
45.	MRR gas lines ♦	X	X
46.	MRR water lines ♦	X	X
47.	MRR sewer lines ♦	X	X
48.	MRR hose bibs	X	
49.	Exterior earth to wood maintenance		X
50.	MRR – Original Rough Framing		X

MRR = MAINTAIN, REPAIR, REPLACE

\* = SEE APPROVED STANDARDS & RESTRICTIONS

♦ = ASSOCIATION IS RESPONSIBLE FROM COMMON AREA TO THE EXTERIOR OF THE UNIT.