

EDISON GLEN CONDOMINIUM ASSOCIATION

RESPONSIBILITY CHART

ITEM	RESPONSIBILITY
Appliances	Homeowner
Basement Areas	Homeowner
Carpeting (Unit Interior)	Homeowner
Carpeting (Common Hallway)	Association
Deck Painting/Staining	Homeowner
Deck Preventive Maintenance	Homeowner
Deck Replacement/ Major Repairs	Association
Door, entry to building	Association
Door, entry to unit/paint outside	Association
Doorbell	Association
Fuse box	Homeowner
Exterior Unit Repair	Association
Floors	Homeowner
Foundations	Association
Gas Meters	Elizabethtown Gas
Gutters, leaders, downspouts	Association
Hallway repairs/maintenance	Association
HVAC Units	Homeowner
Insurance-fire or damage to structure	Association**
Insurance-Owners Contents	Homeowner
Interior Unit Construction	Homeowner**
Interior Walls	Homeowner
Landscaped Areas	Association
Lighting, exterior/bldg. entrances & hallways	Association
Lighting-interior Unit	Homeowner
Masonry-exterior	Association
Painting-exterior	Association
Painting-interior units	Homeowner
Pest Control -common areas	Association
Pest Control-Unit Interior	Homeowner
Plumbing-Common Piping	Association
Plumbing-Individual Lines	Homeowner
Pool Maintenance	Association
Recycling	Association
Roofing	Association
Sewer Laterals	Associaton
Screen Doors	Homeowner
Siding	Association
Snow Removal	Association
Stairway maintenance/repair	Association
Street maintenance/repair	Association
Sidewalk maintenance/repair	Association
Sump Pumps	Homeowner
Structural	Association
Tiles (unit interior)	Homeowner
Trash Removal	Association
Vents/Exhaust	Unit Owner
Window Frames	Homeowner
Windows (glass, screens)	Homeowner
Common Water Lines	Association
Common Water for individual units	Homeowner
Water Meters	Middlesex Water

**The Association maintains insurance that will cover damages caused by a covered loss, provided that the \$10,000 deductible is met. This insurance will pay to rebuild a unit back to builders grade- this will not include any upgrades or additions. Your homeowners policy must be sufficient to cover these items.