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	Responsibility Chart for Kalmia Landing Owners						
			Patio Homes/Villas			**Condominium**	
	Description		**KLHOA**	**Owner**		**KLCOA**	**Owner**
1	**Maintenance, Repair or Replacement**						
	(Due to negligence, natural disaster, acts of Owner, lessee or their guests			X			X
2	**Common Facilities - Maintenance/Replacement**		X			X	
3	**Insurance - Fire or Other Casualty Loss**						
	Common Facilities		X			X	
	Individual Property and Owner's Contents			X			X
	(Note: Lessee must have Renter's Insurance)						
4	**Common Facilities Pest Control**		X			X	
5	**Home/Condominium Pest Control**			X		X	
6	**Home/Condominium Utilities**			X			X
7	**Home/Condominium HVAC Units**			X			X
8	**Owner's Equipment/Appliances**			X			X
9	**Interior Maintenance/Alterations**			X			X
10	**Exterior Building Maintenance**						
	(Due to construction defects or settling)			X		X	
	Repair/Clean/Paint/Replacement vinyl siding (due to normal wear)		X			X	
	Exterior painting, i.e., front doors, shutters, window frames, posts - only if original		X				
11	**Replacement & Repair of light bulbs/fixtures on building exterior**			X		X	
12	**Re-painting of Owner applied paint to concrete**		-	X		-	X
13	**Replacement of Owner installed outdoor carpet**			X			X
14	**Driveways/Walkways Repair**						
	(Due to construction defects or settling)			X		X	
	(Due to Upset by Tree Roots or cracks greater than 1/4")		X			X	

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	Description		KLHOA	Owner		KLCOA	Owner
15	**Repair to decks, fencing, gates & screens** (If part of original construction due to normal wear)		X			X	
16	**Repair/Replace Glass Surfaces**			X			X
17	**Retaining Walls throughout Community**		X				
18	**Exterior Additions*/Alterations***			X			X
	(*After Approval by Architectural Comm.)						
19	**Roof and Garage Door Exterior Repair/Replace****		X			X	
	(**Upon substantiation by Property Mgmt Company and Board of Directors)						
20	**Garage Door Remote Control Unit/Operating System**			X			
21	**Entrance Gate Remote Control Unit**						
	Programming to Open the Entrance Gate		X			X	
	Remote Unit Maintenance/Replacement			X			X
22	**Fireplace and Flue Pipe Inspection/Cleaning**			X			
23	**Mailbox Posts and Paper Box Maintenance**		X				
24	**Mailbox Maintenance/Replacement**			X		X	
25	**Gutters/Downspouts**						
	Additions, Replacements & Storm damage			X		X	
	Minor Repairs $100 or less		X			X	
	Cleaning minimum 1x/yr		X				
26	**Control of Rain-Water Run-off from Property****			X		X	
	(**Upon substantiation by Property Mgmt Company and Board of Directors)						
27	**Domestic Water Line Maintenance/Repair**			X			X
	(from Water Meter to Building Appliance)						
28	**Sewer Line Maintenance/Repair**			X		X	
	(from Building to City Main Sewer Line)						

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	Description		KLHOA	Owner		KLCOA	Owner
29	**Lawn care & Irrigation System Maintainence/Repair**		X			X	
30	**Changes to Installed Irrigation System***			X		X	
	(*After Approval by Property Mgmt Company and Board of Directors)						
31	**Changes to Existing Landscape Area**			X		X	
	(due to* additional trees, shrubs, flower beds, etc.						
	(*After Approval by Property Mgmt Company and Board of Directors)						
32	**Shrubbery Pruning/ Trimming/Pinestraw**		X			X	
33	**Shrubbery Replacement around building**			X		X	
34	**Shrubbery Weeding**			X		X	
35	**Dead Shrubbery Removal**			X		X	
36	**Chemical Weeding of Lawn and Flower Beds**		X				
	(If owner opts out of chemical treatment)			X			
37	**Weeding of Assigned Garden Plots near Pond**			X			X
38	**Trim branches touching or likely to touch Building**		X			X	
39	**Condo Fire Suppression Water Line Maint./Repair**					X	
	(from City Water Main to Building)						
40	**Elevator Maintenance (Condo Common)**					X	
41	**Lobby and Stairway Maintenance (Condo Common)**					X	
42	**Lobby Heating/Air Condition Units (Condo Common)**					X	
43	**Maint. of Storage Rooms off Lobby (Condo Common)**					X	
44	**Water Heater – unit owner responsibility (Condo)**						X
45	**Outside surface of door to Apartment (Condo Common)**					X	