

Maintenance Responsibility Guidelines

for

A Place at the Beach – Atlantic Beach II, d/b/a SeaSpray Condominiums

Item Description	Unit Owner	Association
Balcony, siding, walls		X
Balcony, railings, pickets		X
Balcony, subflooring		X
Balcony, support beams		X
Balcony, ceiling		X
Balcony, framing around sliding doors and windows		X
Balcony, floor covering	X	
Balcony, light fixture	X	
Balcony, storage bin	X	
Boardwalks		X
Cable wiring, exterior		X
Cable wiring, interior unit	X	
Carpet, hallways and stairwells		X
Courtyard deck		X
Courtyard furniture		X
Door, front entry to unit	X	
Door, entry louvered for unit	X	
Doors, sliding for unit	X	
Doors, interior of unit	X	
Doors, building entry		X
Doors, fire		X
Downspout system		X
Dryer venting system in unit	X	
Dryer venting system for common laundry facilities		X
Dumpster/recycle, trash removal		X
Electrical wiring, interior unit	X	
Electrical wiring, common areas and pool area		X
Entrance sign		X
Entrance steps, railings		X
Exterior siding and trim molding		X
Exterior lighting in hallways		X
Exterior lighting on grounds		X
Exterior water spigot		X
Fire extinguisher, in hallways		X

Approved by SeaSpray Condominiums Board of Governors, April 30, 2016

Sources:

A Place at the Beach-Atlantic Beach II. "Declaration" and "By-Laws." September 19, 1979.

Ward and Smith P.A. "Memorandum: Maintenance Obligations." October 27, 2009.

Jordan Price, attorney. York Properties, Inc. "Maintenance Responsibility Guidelines," December, 2009.

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Fire extinguisher, in unit	X	
Fire walls		X
Floor covering, hallways and stairwells		X
Floor covering, interior of unit	X	
Floor joists		X
Floors, subflooring for hallways, landings		X
Floors, subflooring for unit		X
Foundations		X
Grills		X
Grounds, landscaping		X
Hallways, railings and pickets		X
Hallways, ceiling		X
Hallways, support beams		X
HVAC system, individual unit	X	
HVAC, office building		X
Ice and snow removal		X
Irrigation system		X
Lattice skirting on perimeter of buildings		X
Lighting: property entrance, building entrances, hallways, boardwalks, pool area, courtyard, parking lots		X
Marriage wall vents		X
Meter boxes	X	
Meters		X
Office building		X
Painting, all exterior walls, beams, railings, pickets, hallways, parking spaces		X
Parking lot surfaces		X
Parking lot signs		X
Pest control, exterior		X
Pest control, interior of units		X
Pilings, foundation		X
Pool furniture		X
Pool house		X
Pools		X

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Item Description	Unit Owner	Association
Pool maintenance equipment		X
Power wash, buildings and entrances		X
Roof, repair and/or replacement		X
Roof, downspout system		X
Screen for sliding doors	X	
Security guard station		X
Sewer line servicing unit	X	
Sewer pipe connectors between stacks and wastewater treatment plant		X
Siding (Hardiplank) and trim molding		X
Siding and trim molding, painting		X
Signs for property entrance, building entrance, pools and parking lots		X
Sign, entrance to unit	X	
Skylights		X
Solar lights		X
Spigots, exterior		X
Stair systems, landings and railings		X
Subflooring, hallways and landings		X
Subflooring, unit		X
Support beams, exterior and interior in hallways		X
Termite inspection, treatment		X
Trim moldings, windows and doors		X
Unit, interior walls, except partitioned walls		X
Walkways		X
Walls, fire		X
Walls except partitioned walls, interior of unit,		X
Walls, partitioned, interior of unit	X	
Wastewater treatment plant		X
Water pipes, inside unit	X	
Windows, for unit	X	
Windows, trim moldings		X

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