

Angell Brook Condominium Trust						
Maintenance Responsibility List						
	Description	Unit Owner	Assoc.			Notes
1	Appliances/Air Conditioner	X				
2	Basement/Garage Foundation and Floor		X			
3	Basement entry door below bulkhead	X				
4	Basement entry door frame (below bulkhead)	X				
5	Bulkhead Metal Doors		X			
6	Bulkhead Concrete Steps		X			
7	Cable, Lines & Service	X				
8	Chimney Exterior (Cap, top plate)		X			
9	Chimney Interior: Flue, Damper & Firebox	X				
10	Chimney Cleaning	X				
11	Doorbell Fixture	X				
12	Dryer Vent & Dryer Vent Cleaning	x				
13	Entry Door	X				
14	Entry Door Frame		X			
15	Entry Door Interior Trim	X				
16	Entry Door locks, handles, knobs	X				
17	Entry Door weather stripping	X				
18	Entry Door - Paint Exterior		X			
19	Entry Door - Paint Interior	X				
20	Exterior Siding & Trim		X			
21	Exterior Deck		X			
22	Exterior deck steps		X			
23	Exterior Front Asphalt Landing		X			
24	Fireplace	X				
25	Garage Door and weather stripping	X				
26	Garage Door opening mechanism, rails, lock	X				
27	Garage Door Wood Frame		X			Normal wear and tear
28	Heating System	X				
29	Hot Water Tank	X				
30	Interior Unit Finished Surfaces	X				
31	Lighting Fixtures					
32	Common Areas		X			
33	Unit Exterior	X				Subj. to prior Board approval
34	Unit Exterior Fixture Light Bulbs	X				
35	Mail Box		X			
36	Mail Box Keys	X				
37	Painting, Exterior		X			
38	Pest Control					
39	Bees/Wasps/Squirrels/Bats		X			
40	Ants & Other critter control matters	X				
41	Carpenter Ants/Termites		X			
42	Plumbing - Servicing Individual Unit	X				
43	Repairs					
44	Exterior		X			Assoc. responsible areas only.
45	Interior	X				
46	Interior - From Water Intrusion	X				
47	Roads/Parking Areas		X			
48	Roof Repairs & Roof Shingles		X			
49	Sewer Lines - Common		X			
50	Skylights	X				Complete skylight
51	Sliding Doors	X				Complete sliding door unit.
52	Sliding Door Interior Trim	X				
53	Snow and Ice Removal					
54	Common Areas/front stairs/roads		X			
55	Decks or Balconies	X				
56	Storm/Screen Doors	X				
57	Telephone, Lines & Service	X				
58	Water Faucets, Exterior		X			
59	Windows	X				
60	Should Lawn Care be mentioned?					
61	Garage Door Weather Stripping	X				
62	Deck Railings - Front and Rear		X			
63	Awnings	X				
64	Painting of Bulkheads		X			
65	3 Season (Sun) rooms	X				All repairs owner responsibility