

Association/Homeowner Responsibilities

There can be some misunderstanding of whether the Home Owner Association (HOA) or condominium owner is responsible for certain repairs. In general, the condominium owner is responsible for all repairs and insurance coverage related to the interior of the premises including mechanical items such as air conditioners, electrical, and hot water heaters. The HOA is responsible for items relating to the structure and common areas such as routine maintenance, repair and replacement of exterior siding, paint, roof, fencing and gates. If you have any questions please contact the management company.

Beringwood Association, Inc. Association/Homeowner Responsibility List

Description	Assoc.	Owner	Comments
I. Exterior Surfaces			
A. Wood - Brick	X		
B. Stucco			N/A
C. Roofs	X		
D. Windows		X	
1. Glass		X	
2. Screens		X	
E. Doors		X	
1. Front		X	Association Paints
2. Storage		X	
3. Patio		X	
4. Garage			N/A
5. Hardware		X	
6. Weather-stripping		X	
F. Foundation	X		
G. Fences	X		
H. Gutters	X		
I. Electrical	X		Common Area Lights, Front Door Light Fixtures
J. Hallways			N/A
K. Patio /Balcony		X	
L. Air Conditioner		X	
1. Condensing Unit/Drain Lines		X	
2. Heater		X	
M. Hot Water Heater		X	
N. Water Cut-Off Valve	X		One per building
O. Mailboxes	X		
1. Locks		X	
2. Keys		X	
P. Utilities			
1. Water and Sewer	X		
2. Outside Electricity	X		
3. Inside Electricity		X	
4. Gas			N/A
Q. Services			
1. Master Antenna			N/A
2. Cable	X		
a. Service	X		
b. Dish			N/A
c. Conduit		X	
R. Exterminating			
1. Interior		X	
a. Roaches		X	
b. Ants		X	
c. Other		X	

R. Exterminating			
2. Exterior	X		
a. Rodents	X		
b. Ants	X		
c. Termites	X		
S. Landscaping			
1. Outside	X		
2. Inside Patio		X	
T. Insurance			
1. Building	X		
2. Liability	X		
3. Contents		X	
4. Flood			
II. Interior Surfaces			
(Association if caused by a common element)			
A. Paint		X	Even if caused by common element
B. Sheetrock		X	Even if caused by common element
C. Wallpaper		X	Even if caused by common element
D. Carpet		X	Even if caused by common element
E. Tile		X	Even if caused by common element
F. Appliances		X	
G. Plumbing	X		Owner is responsible as soon as branch
1. Toilet		X	off common line
2. Sinks		X	
3. Bathtub		X	
4. Pipes		X	
H. Sewer Lines	X		Main lines only
I. Electrical			
1. Breaker Panel		X	Including Main Breaker
2. Breaker Switches		X	Including Main Breaker
3. Plugs		X	
4. Switches		X	
5. Wires		X	
6. Fixtures		X	

Additional Comments: _____

Sub-Floor	X		
Unit Letters	X		
Door Knocker		X	