

**Davis Lake Condominium Association Responsibility List**

<b>ITEM</b>	<b>OWNER RESPONSIBILITY</b>	<b>ASSOCIATION RESPONSIBILITY</b>
<b>A/C Units</b>		
• AC Unit Components including Condensate Line	X	
• Outer drainpipe – Limited Common Element (cleared of rocks, debris at least twice a year)	X	
<b>Buildings</b>		
• Exterior of building		X
• Interior of building	X	
• Exterior painting of building		X
• Gutters, Downspouts, Splash Blocks		X
• Securing permission from management company for any work done on lanais such as tiling, sliders, reframing screened area	X	
• Railings and Stairways		X
• Roofing, Soffits, Roof Vent Pipe		X
• Water pipes under building		X
<b>Cable and Internet</b>		
• Cable	X	
• Davis Lake Internet (Wi-Fi)		X
• Upgraded Router Davis Lake Wi-Fi	X	
<b>Interior Flooring</b>		
• Soundproofing Material must be used on second floor units – Contact Manager for specifications and approval of selected material)	X	
<b>Doors</b>		
• Exterior Prime Door (Paint, repair, weatherstripping)	X	
• Exterior Screen Door (Paint, repair of screen and frame, weatherstripping) (New screen doors – contact Manager for Approval Form)	X	
• Sliding door onto lanai	X	
• Locks and Hardware	X	
<b>Dryer Vents</b>		
• Interior and Exterior	X	
<b>Exterminating</b>		
• Interior of Unit	X	
• Unit window frames, door frame, lanai	X	
• Exterior of building foundation		X
<b>Lanai</b>		
• Floor Tiling and pitch of lanai floor	X	
• Painting Interior	X	
• Screens and Frame	X	
<b>Landscaping</b>		
• Lawn mowing and trimming, gardens		X
• Tree and shrub trimming		X
• Fertilizing lawn, Insect control on lawn		X

ITEM	OWNER RESPONSIBILITY	ASSOCIATION RESPONSIBILITY
<b>Lighting</b>		
• Unit Interior	X	
• Lanai Porch	X	
• Outside Unit		X
• Globe Lights on premises		X
• Exterior Flood Lights		X
<b>Mailboxes</b>		
• Individual mailboxes		X
<b>Pavers, Walkways, Asphalt</b>		
• Pavers, Walkways, Asphalt (Repairs and Resealing)		X
<b>Signage</b>		
• Entrance		X
• Building numbers		X
• Information		X
<b>Irrigation</b>		
• All locations		X
<b>Storage Buildings and Machinery on Premises</b>		
• Bike Storage	X	
• Office		X
• Shed		X
• Golf Cart		X
		X