

58 Sheridan Townhomes: Association and Owner Responsibility Matrix Version 2.0*

Document Change Log		
Version	Date	Description
1.0	12/05/17	Initial approved version
2.0	04/14/18	Added Document Change Log. Moved all actions on "Patios (4th Floor)" to "Owner Performs and Pays Costs" column

Interior Items (Lots)	Association Responsibility	Owner Responsibility
Examples: Appliances, Cabinetry, Cabinetry Hardware, Cable Wiring, Casework and Trim, Ceiling Sheetrock, Doors, Door Hardware, Electrical Wiring, Elevator System, Fire Suppression System, Fireplace, Flooring, Garage Door Opener, HVAC System, Light Fixtures, Natural Gas Piping, Network Wiring, Plumbing, Plumbing Fixtures, Security System, Sound System, Telephone Wiring, Wall Sheetrock, Window Hardware, Windows		Full care, maintenance and replacement

Exterior Items (Lots and Limited Use Areas)	Association Performs and Pays Costs as a Common Expense	Association Performs but May Specifically Assess Costs to Owner pursuant to Article VI, Section 5 of the Declaration	Owner Performs and Pays Costs
Cable System			Full care and maintenance; coordinated with cable utility
Decks	Sealing and pressure washing	Repair and replacement	Keep in neat and clean condition
Electric Meters			Coordinated with utility
Electrical Outlets			Full care, maintenance and replacement
Exterior Doors (excluding garage doors)	Caulking and painting or staining/sealing exterior surfaces of doors and frames		Repair; replacement of rotten, deteriorated and/or defective doors and frames
Exterior Trim (window and door)	Caulking and painting exterior surfaces		Repair and replacement of rotten or otherwise deteriorated trim

*This document is provided as a convenience for general guidance and is not an inclusive list of maintenance obligations. The maintenance responsibilities for Owners and the Association are set forth in the Declaration of Covenants, Restrictions and Easements for 58 Sheridan Townhomes, recorded in Deed Book 50035, Page 496, et seq., Fulton County Georgia land records (as amended, the "Declaration"). Each Owner is responsible for reviewing the Declaration, including Article IX thereof, to determine such Owner's maintenance responsibilities. Replacement items should be of matching style and are subject to architectural review and approval under the Declaration.

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Garage Doors	Caulking and painting		Repair and replacement with matching door
Gas Meters			Coordinated with gas utility
Gutters	General maintenance repair	Installation of replacement gutters	
Hose Bibs			Full care, maintenance and replacement
HVAC System			Full care, maintenance and replacement
Iron Railings	Painting; general maintenance	Repair and replacement	
Light Fixtures	Caulking in connection with exterior maintenance		Maintenance, repair and replacement with matching fixture
Mailboxes		Repair and replacement	Keep in neat and clean condition
Patio Fences	Pressure washing and sealing	Repair and replacement	
Patios (1 st Floor)	Pressure washing	Repair and replacement	Keep in neat and clean condition
Patios (4 th Floor)	Perimeter Caulking		Maintenance and replacement of broken or defective tiles, maintenance and replacement of grout, maintenance and replacement of underlying waterproofing membrane, maintenance and replacement of underlying structure; Keep in neat and clean condition
Roof System	Maintenance, waterproofing, and repair		
Satellite Equipment and Wiring			Full care and maintenance; coordinated with utility
Telephone Equipment and Wiring			Full care and maintenance; coordinated with telephone utility

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Walls (Brick, Stucco, Stone)	Painting, caulking, waterproofing and general maintenance including pressure washing		
Water Meters	Maintenance and replacement		
Windows	Caulking, sealing, and painting exterior surfaces of frames		Cleaning; replacement of rotten, deteriorated and/or defective windows and frames; maintenance, repair and replacement of window screens and glass

Common Items (Common Areas and Limited use Areas)	Association Responsibility	Owner Responsibility
Courtyard Curbing	Maintenance and replacement	
Courtyard Landscaping	Maintenance and replacement	
Courtyard Lighting	Coordinated with electric utility	
Delmont Dr Landscaping	Maintenance and replacement	
Front Stairs	Maintenance, replacement of broken bricks/stones and mortar repointing	Keep in neat and clean condition
Garage Apron Planting Beds Landscape	Maintenance and replacement unless planted by Owner	Keep in neat and clean condition; Maintenance and replacement if planted by Owner
Garage Aprons	Maintenance and replacement	Keep in neat and clean condition
Sheridan Dr Landscaping	Maintenance and replacement	
Sidewalks	Maintenance and replacement	
Street Entrance, Courtyard and Visitor Parking	Maintenance and replacement	

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