

Woodside Village Condominium Association Component Responsibility Chart

Ownership Key

- CE Common Element – The Land and facilities owned by all Homeowners in common, by percentage interest. Maintained by the Association, with expenses charged as Common Expenses.
- LCE Limited Common Element – part of the Common Elements allocated for the exclusive use of one or more (but less than all) Unit Owners.
- U Unit – the land and Dwelling Unit owned and maintained by the individual Homeowner(s).

Costs Key

- CE Common Expense – Association costs shared by all Homeowners
- LCE Limited Common Expense – Expenses incurred on behalf of one or more Homeowners, and charged to such Homeowners

Responsibility Key

M-R-R Maintenance, repair and replacement

Component	Ownership Category	Association Responsibility	Charged As	Owner Responsibility
Asphalt Parking Areas	CE	M-R-R	CE	None
Attic Exhaust Fan	U	None	N/A	M-R-R
Concrete Steps & Walks	CE	M-R-R	CE	None
Decks	LCE	None	N/A	M-R-R
Flues, Oil Flues, Vents	LCE	None	N/A	M-R-R
Foundation	CE	M-R-R	CE	None
Front Planting Beds	LCE	None	N/A	M-R-R
Front Door	U	None	N/A	M-R-R
Front Porch	LCE	None	N/A	M-R-R
Front Porch Roofs	LCE	None	N/A	M-R-R
Front Screen/ Storm Doors	U	None	N/A	M-R-R

Component	Ownership Category	Association Responsibility	Charged As	Owner Responsibility
Front Yard ¹	LCE	None	N/A	M-R-R
Gutters/Downspouts	CE	M-R-R	CE	None
Hose Bib	LCE	None	N/A	M-R-R
HVAC Equipment Outside Unit	LCE	None	N/A	M-R-R
Indoor Plumbing & Electrical	U	None	N/A	M-R-R
Interior Components	U	None	N/A	M-R-R
Locks, Hinges And Hardware On Windows And Doors	U	None	N/A	M-R-R
Mailboxes, Doorbells & House Numbers	U	None	N/A	M-R-R
Party Walls	U	None	N/A	M-R-R
Patio	LCE	None	N/A	M-R-R
Patio Door	U	None	N/A	M-R-R
Pent Roofs	U	None	N/A	M-R-R
Railings	LCE	None	N/A	M-R-R
Rear Yard ¹ / Fences	LCE	None	N/A	M-R-R
Retaining Walls	CE	M-R-R	CE	None
Roofing And Flashing	U	None	N/A	M-R-R
Sheds	LCE	None	N/A	M-R-R
Shutters	LCE	None	N/A	M-R-R
Sidewalks	CE	M-R-R ²	CE	None
Small Light Post; Wall Mounted Lights	LCE	None	N/A	M-R-R
Stucco, Trim	CE	M-R-R	CE	None
Unit Slab	U	None	N/A	M-R-R
Window Trim	LCE	None	N/A	M-R-R
Window, Window Glass, Window Frames And Screens	U	None	N/A	M-R-R

¹ Association will provide lawn mowing and leaf removal to accessible areas, as long as there is no pet waste

² Includes snow removal for front steps and walkways to front doors