

## **BRITTANY LANDING BAY HOMEOWNERS RESPONSIBILITY**

According to the Brittany Bay Planned Development, following are items that the homeowner is responsible for and are not funded for by the Association;

1. Party Walls
2. Party Fences
3. Electrical
  - a. Outlets
  - b. Telephones
  - c. All wiring within walls including door bell wire and antenna wire
4. Switches
5. Breakers and Breaker Boxes
6. Light Fixtures Interior and Exterior on Unit
7. Vent Fans
8. Door Bell Push Buttons, Chimes or Bells, Transformers
9. Garage Door Frames, Hardware Lifting Mechanisms, and Interior Frame including Electrical Equipment for Operation of Garage Doors
10. Radio Transmitters to Front Gate
11. Plumbing
  - a. Within walls or foundation
  - b. Sinks, tubs, showers, toilets, water-heaters
  - c. All faucets and hose bibs and valves on unit
  - d. Drains and traps not in unit
  - e. Water lines
  - f. Gas lines & cleanouts
12. Doors
  - a. All interior and exterior doors (except garage door sheathing)
  - b. All doorknobs, handles, hinges, peepholes, weather stripping, finish and fit
13. Windows
  - a. All glass, frames, locks, associated hardware and screens including patio doors
14. Furnaces
  - a. Thermostats
  - b. Furnace
15. Ducts
  - a. Heating
  - b. Clothes dryer exhaust
  - c. Air supply for furnace combustion
  - d. Air supply for fireplace combustion
  - e. Stove exhaust
16. Flues
  - a. Furnace
  - b. Fireplace
  - c. Hot water duct
  - d. Cleaning of the flues

17. Vent Pipe - all vents from sanitary drains to roof outlets
18. Fireplace
  - a. Firebox, doors, screens, dampers, grates, blowers
19. All landscaping located within fenced-in back yard or patio
20. All improvements (including floors or decks) located within a balcony, patio and garage except balcony railings or patio railings
21. The interior of the unit including all fixtures, appliances, appurtenances
22. The interior paint, paper, plaster, panel, tile and finish of the ceilings, floors and perimeter and bearing walls of the unit
23. All furnishings and improvements in the interior of the unit
24. All utilities that serve an individual home
25. Front door stoops
26. Landings to entries
27. Exterior stairs and railings
28. Owner installed gates in patio railings

\*The Association must give its written consent to any repairs that aesthetically affect the common area (i.e. usually consists of ensuring that additional external wiring matches color of exterior paint of unit).