

VILLAGE MEWS CONDOMINIUM ASSOCIATION

SOUTH ORANGE, NEW JERSEY 07079

Managing Agent:
The Regency Management Group, LLC.
 Professional Management
 P.O. Box 588
 Howell, NJ 07731
 (732) 364-5900

MAINTENANCE RESPONSIBILITY CHART

#	COMPONENT	ASSOCIATION		UNIT OWNER	
		Maintain	Replace	Maintain	Replace
1	Roof & Flashing	✓	✓		
2	Bricks	✓	✓		
3	Gutters, Downspouts / Splashblocks	✓	✓		
4	Window Trim	✓	✓		
5	Windows			✓	✓
6	Sliding Screen Doors			✓	✓
7	Plumbing Fixtures & Hot water tanks			✓	✓
8	Plumbing lines inside the walls	✓	✓		
9	Street Lights	✓	✓		
10	Exterior Light Fixtures	✓	✓		
11	Sidewalks	✓	✓		
12	Landscaping				
	- Common Areas	✓	✓		
13	Sprinkler System (Clubhouse Only)	✓	✓		
14	Electrical System			✓	✓
15	Locks & Hardware on Doors/Windows			✓	✓
16	Decks & Patios	structural repairs	✓	✓	
17	Snow Clearing				
	- Driveways, Sidewalks	✓			
	- Roads	✓			
18	Air Conditioners			✓	✓

Maintenance repairs and replacement of all other items which are part of or serve the dwelling exclusively, including, but not limited to: the plumbing fixtures and systems, HVAC systems, storm doors, electrical systems and receptacles, breaker boxes, kitchen appliances and equipment and lighting fixtures within the dwelling **shall be at the unit owner's sole cost and expense.**