

SOCIETY HILL AT UNIVERSITY HEIGHTS I, II, III

1 CORNERSTONE LANE, NEWARK, NJ 07103

MAINTENANCE RESPONSIBILITY CHART

#	COMPONENT	ASSOCIATION		HOMEOWNER	
		MAINTAIN	REPLACE	MAINTAIN	REPLACE
1	Air Conditioner			X	X
2	Appliances			X	X
3	Balconies		X	X	
4	Ceiling - innermost surface of studding or truss assembly of the uppermost ceiling and along and coincident with the exterior surface of any skylights of the Unit and extending in every direction to the point where it intersect or closes with every side of the Unit			X	X
5	Chimney Chase (incl. sealing)	X	X		
6	Chimney - Flue Inspection			X	
7	Chimney - Stone Facade	X	X		
8	Chimney - Flue Cleaning			X	
9	Concrete - Walkways, Sidewalks	X	X		
10	Concrete - Ground Level Patio		X	X	
11	Concrete - Front Steps		X	X	
12	Decks		X	X	
13	Doors - Locks			X	X
14	Doors - Hardware			X	X
15	Doors - Painting			X	X
16	Doors - Screens			X	X
17	Doors - Glass Panes			X	X
18	Doors - Frame			X	X
19	Driveways		X	X	
20	Driveways - Snow Clearing	X			
21	Ducts & Vents			X	X
22	Electrical Wires to Unit			X	X
23	Electrical Switches, Outlets, Circuit Breakers			X	X
24	Faucet - Exterior Water			X	X
25	Fireplace Chimney & Flue			X	X
26	Floors - The bottom is an imaginary horizontal plane through the highest point of the interior surface of each portion of the uppermost subfloor, generally concrete or gypcrete slab (originally installed by Sponsor) within the Unit, and extending in every direction to the point where it intersects or closes with a side of such Unit			X	X
27	Foundation	X	X		
28	Garage Door - Body			X	X
29	Garage Door - Hardware, Electric Opener			X	X
30	Garage Door - Painting			X	X
31	Garage Areas			X	X
32	Gutters/Leaders	X	X		
33	Gypsum Board			X	X
34	Heat Pump			X	X
35	Landscaping - Bed Mulch/Weeding	X	X		

#	COMPONENT	ASSOCIATION		HOMEOWNER	
		MAINTAIN	REPLACE	MAINTAIN	REPLACE
36	Landscaping - Sprinkler System	X	X		
37	Landscaping - Trees/Shrubs	X	X		
38	Landscaping - Turf	X	X		
39	Lights - Patio Fixture			X	X
40	Lights - Exterior Fixture Bulb			X	X
41	Lights - Front Fixtures			X	X
42	Lights - Garage Fixture			X	X
43	Mailbox Key & Door			X	X
44	Mailbox Housing	X	X		
45	Parking Spaces - Assigned		X	X	
46	Parking Spaces - Snow Clearing	X	X		
47	Patio		X	X	
48	Plumbing - Water Pipes to/from Unit			X	X
49	Plumbing - Common to more than one unit	X	X		
50	Plumbing - Sewer Pipes & Clean Outs to/from Unit			X	X
51	Plumbing - Interior and pipes that service an individual unit, whether located within the unit or not			X	X
52	Plumbing - Fixtures			X	X
53	Porches		X	X	
54	Privacy Fences	X	X		
55	Recreation Areas	X	X		
56	Roads	X	X		
57	Roof	X	X		
58	Sidewalks	X	X		
59	Skylights			X	X
60	Snow Clearing - Sidewalks, Stairwells, Roadways, Driveways, Parking Areas, Walkways	X	X		
61	Sprinkler System	X	X		
62	Stair Landings		X	X	
63	Storage Areas			X	X
64	Telephone Lines & Wires			X	X
65	Utility Meters (not owned by the public utility agency)			X	X
66	Vents & Ducts			X	X
67	Walkways	X	X		
68	Walls - Interior (The sides of each Unit are imaginary vertical planes along and coincident with the innermost surface of the studding of the perimeter walls, originally installed by the Sponsor) or where there is no studding, the inner most surface or concrete block perimeter walls or equivalent. Where no walls exists, the side is an imaginary vertical plane along and coincident with the exterior finished surface of the windows or doors located on the perimeter of such unit. The sides of each such Unit are bounded by the bottom and top of the Unit.			X	X
69	Windows - Skylights			X	X
70	Windows & Frames			X	X