

KING JAMES COURT CONDO ASSOCIATION

Atlantic Highlands, NJ 07716

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	●	●		
14	Electrical System			●	●
15	Locks & Hardware on Doors/Windows			●	●
16	Decks & Patios	structural repairs	●	●	
17	Snow Clearing				
	- 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.**