

RIVERWALK at RAHWAY CONDOMINIUM ASSOCIATION RAHWAY, NEW JERSEY

Managing Agent
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MAINTENANCE RESPONSIBILITY CHART

#	COMPONENT	ASSOCIATION		HOMEOWNER	
		Maintain	Replace	Maintain	Replace
1.	ROOF & FLASHING	X	X		
2.	GUTTERS	X	X		
3.	SIDING	X	X		
4.	WINDOWS & WINDOW FRAMES, GLASS, PATIO DOORS, DOORS & DOOR FRAMES			X	X
5.	DECKS (limited common)	X	X		
6.	PAINTING- EXTERIOR ONLY	X	X		
7.	EXTERIOR LIGHTING	X	X		
8.	DRIVEWAYS / GARAGES	X	X		
9.	LANDSCAPING- COMMON AREAS	X	X		
10.	SNOW CLEARING ROADS & COMMON SIDEWALKS	X	X		

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 HVAC systems, storm doors, electrical systems and receptacles, breaker boxes, kitchen appliances and equipment and lighting fixtures with in the dwelling and the exterior lighting fixtures that work off of the homeowners electrical service **shall be the homeowner's responsibility and at the homeowner's sole cost expense.**