

# One Orleans Place Responsibility Chart

Category	Assoc. Owner		Notes
Exterior Structure	<input type="checkbox"/>	<input type="checkbox"/>	
Wood Surfaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wood & Hardi-Plank Surfaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Brick Surfaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roofs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows	<input type="checkbox"/>	<input type="checkbox"/>	
Glass	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Screens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Leaks from Glass	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Outside Frame/Molding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Caulking included
Washing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Doors (Replacement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
All Keys, Locks & Hardware	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Weatherstripping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Chimney Cap & Flame Arrestor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Chimney Sweeping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Slab	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Second Floor Sub-flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Doorbell Button	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Patio Gate Latch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gutters & Downspouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Unit Numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mailboxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Keys & Locks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mailroom Door Key	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Parking	<input type="checkbox"/>	<input type="checkbox"/>	
Carports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Towing	<input type="checkbox"/>	<input type="checkbox"/>	
From "No Parking Zone"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
From Assigned Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Interior Structure	<input type="checkbox"/>	<input type="checkbox"/>	Owners are responsible for repairs of interior regardless of cause of leak.
Sheetrock	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See resolution.
Texturing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wallpaper	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Carpet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Flooring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	Each owner contacts their own provider.
Outlets/Lights Switched from Inside	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Lights on Photocell/Timer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Photocells/Timers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Common Area Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Circuit Breakers & Panels	<input type="checkbox"/>	<input type="checkbox"/>	
Control Interior Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Including breaker

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Control Common Area Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Interior Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Plugs, Switches & Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Exterior Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	
Before Entry into Unit (Exterior)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
After Entry into Unit (Interior)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Service to only One Unit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Service to Multiple Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fixtures Inside Unit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hot Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A/C Plumbing Pipes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sewer Lines	<input type="checkbox"/>	<input type="checkbox"/>	
Common Area (Exterior)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Inside Unit	<input type="checkbox"/>	<input type="checkbox"/>	
Service to Only One Unit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Service to Multiple Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Commode Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Commode Stoppage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Air Conditioning & Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilities	<input type="checkbox"/>	<input type="checkbox"/>	HOA pays the water bill.
Common Area Water & Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Common Area Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Unit Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	
Common Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Inside Patios	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Common Area Tree Trimming	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Patio Tree Trimming	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Services	<input type="checkbox"/>	<input type="checkbox"/>	
Trash Pickup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exterminating	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Subterranean Termites	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Interior Ants & Roaches	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Insurance	<input type="checkbox"/>	<input type="checkbox"/>	
Structure (Hazard Insurance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Contents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Flood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

This Responsibility Chart is intended to be a general guideline. Specific responsibilities are outlined in the Association's governing documents. In the event of a conflict, the governing documents take precedence over this chart.