

Lake Estates Maintenance Responsibilities

January 23, 2017

Item	Homeowner	POA
Air-conditioning equipment	x	
Appliances	x	
Attic vent fans	x	
Built in light fixtures		
Cabinets	x	
Common parking areas		x
Concrete floors (excluding flooring material)		x
Concrete pilings		x
Conduit in slabs		x
Door chimes	x	
Driveways		x
Dryer Vent Cleaning	x	
Dryer Vent Repair inside walls / ceilings	x	
Duct work cleaning	x	
Duct work repairs	x	
Electrical outlets/receptacles/switches/breakers (exterior)		x
Electrical outlets/receptacles/switches/breakers (interior)	x	
Elevator	x	
Exterior hose bibs	x	
Exterior light fixtures		x
Exterior shutters		x
Exterior stucco and painting		x
Fences and gates (service yard)		x
Fire sprinkler system		x
Fire sprinkler Escutcheon Caps	x don't paint	
Fireplaces	x	
Fixtures (all interior, i.e. electrical, lighting, plumbing, etc.)	x	
Floor materials	x	
Foundations		x
Front entry door glass	x	
Front entry door hardware	x	
Front entry door refinishing (exterior only)		x
Front entry door weather stripping	x	
Front entry doors	x	
Furnace/heat pump	x	
Garage door exterior maintenance		x
Irrigation system		x
Lanai doors (full system replacement)	x	
Lanai doors (maintenance and glass replacement)	x	
Lanai vent fans	x	
Landscape lighting		x
Landscaping		x
Load bearing walls and partitions		x
Mechanical equipment serving one unit	x	

Lake Estates Maintenance Responsibilities

January 23, 2017

	Homeowner	POA
Non-bearing partition walls	x	
Other electrical features inside the residence boundaries	x	
Other exterior improvements		x
Other mechanical features inside the residence boundaries	x	
Plumbing outlets	x	
Plumbing/pipes and connections exposed inside of units	x	
Plumbing/pipes in slabs		x
Plumbing/pipes in walls and ceilings (serving one unit)	x	
Pressure relief valve for water heater	x	
Propane lines extending from walls, slab	x	
Propane lines within walls, attic (serving one unit)	x	
Public utility lines in buildings		x
Roofs and gutters		x
Satellite/cable/telephone interior exposed wiring and equipment	x	
Satellite dish and exterior wiring		x
Screen doors (2 B/R units)	x	
Screens (lanai-standard screens for normal wear)	x	
Screens (lanai-standard screens for punctures, cuts)	x	
Screens (window)	x	
Service outlets (for washer/dryer, etc.)	x	
Sewer and drainage pipes		x
Smoke alarms	x	
Telephones	x	
Thermostats	x	
Utility connections and installations inside walls (serving one unit)	x	
Vent outlets	x	
Vent outlets (interior)	x	
Walkways		x
Water closets/toilets	x	
Water heater	x	
Window treatments	x	
Windows (full system replacement)	x	
Windows (maintenance and glass replacement)	x	
Wires (Conduits) in slabs		x
Wires in walls and attics (serving one unit)	x	

- All home owner exterior maintenance must be coordinated with IMC
- (e.g., screens, front door windows, windows)