LANDINGS/OWNER RESPONSIBILITIES

ALWAYS CONSULT THE LANDINGS BOARD PRIOR TO ANY EXTERNAL WORK
QUESTIONS? CONTACT SIDNEY MCLAIN AT 330-636-0654/sidney@apmoh.com

HOME AND YARD ISSUES[1]	RESPONSIBILITY TO MAINTAIN		APPROVAL	
	Landings	**Owner**	**Landings**	**Walden**
CONDO EXTERIOR				
Gutters/Downspouts		X	X	X
Roofs/chimneys/vents		X	X	X
Exterior staining/painting	X		X	X
Deck/Patio repair/painting/staining[2]		X	X	X
Windows		X	X	X
Doors[3]		X	X	X
LANDSCAPING				
Installations in LCA		X	X	X
Installations in CA	X		X	X
Tree removal/replacement in LCA[4]		X	X	X
Tree removal/replacement in CA	X		X	X
FENCES				
In LCA		X	X	X
In CA	X		X	X
UTILITIES				
Exterior utility lines		X	X	
Heating and cooling[5]		X		
LIGHTING				
In LCA		X	X	X
In CA	X		X	X
DRAINAGE SYSTEMS				
Interior unit drains[6]		X		
Above ground storm drain		X	X	
Below ground, exterior storm & sewer[7]	X		X	
INSECT AND PEST CONTROL				
Interior[8]		X		
Exterior[9]	X		X	

[1] This chart is not a complete list; consult the entire Handbook for comprehensive information.

[2] Color change requires approval

[3] Owners will incur costs, but the Landings Board needs to approve style and color

[4] Trees that endanger life or property may be removed at Landings expense after approval.

[5] No approval needed. Check Aurora building codes.

[6] A line that serves only the unit must be fixed at the owner's expense.

[7] A line repaired where the unit's line goes into a common sewer is a Landings expense.

[8] In some situations interior pest control may be the responsibility of the Landings (with approval).

[9] Contact the MC to request service (including woodpecker hole repair).