

White Oak Manor Condominium Association

Rules and Regulations

APPENDIX A

December 1, 2017

Quick Reference Guide – Condo Paid vs. Owner Paid Expenses

****Any repairs or maintenance undertaken or commissioned by the Owner must have prior approval of the Executive Board. Fines can be levied for non-compliance with this provision.**

*****Unit owners are responsible for all added accessories including, but not limited to, mitigation systems, skylights, hot tubs, satellite dishes, etc. Any additional accessories must have prior approval of the Executive Board and a signed waiver holding the Association harmless. Fines can be levied for non-compliance with this provision.**

Common Element (WOMCA Paid)

Administrative Expense

Annual Meeting Expenses
Postage & Printing Expenses
Insurance – Casualty & Liability
Notice & Meeting Minutes
Banking Fees
Property Management Fees
Financial Audit Fees

Grounds Maintenance

Mowing, Banks, Shrubs, Trees & Weeding
Fertilization & Treatments
Underground Sewer Lines
Underground Water, Electric, Gas & Phone
Retaining Wall & Stone Facing
Storage Shed
Drainage Repairs

Utility Expenses

Electricity (Shed)
Water (Fire Hydrants)
Pumping Stations & Generator
Energy Units
Mailbox Clusters

Street Maintenance

Street & Overflow Parking
Emergency Access Areas
Street Signs
Snow Removal
Fire Hydrants

Limited Common Element (WOMCA Paid)

Exterior Painting
Building Maintenance
Roofs & Vents
Gutters & Downspouts
Siding & Stone Facing

Limited Common Element (Owner Paid)**

Awnings
Deck Maintenance / Stairs
Roof Exhaust Fan
Screened-In Patio / Sun Room
Storm Door & Screen
Window & Sliding Door Screens
Window Replacement / Maintenance / Repair
Doors Maintenance / Replacement / Repairs
Exterior Lighting Maintenance / Replacement
Garage Door Maintenance & Replacement
Outside Faucets & Related Plumbing
Door Bell Maintenance & Replacement
Privacy Fence Replacement
Front Porches / Walkways / Patios
Driveways (repair & maintenance)
Porch posts & railings
Skylights

Unit Elements (Owner Paid)***

All Appliances
Furnace, Heating Systems & Air Conditioners
Hot Water Heater
Plumbing & Interior Gas Lines
Electrical Wiring including Post Light
Dryer Ducts & Vents
Interior Painting & Flooring
Fireplace
Security System
Built-in Vacuum System
Mitigation Systems (Radon)
Solar Tubes
Garage Door Opener
Damage Caused by Negligence
Hot Tub & Fence
Satellite Dish

Other Property Owner Expenses

Local & School District Taxes
Trash Removal & Utilities
Condo Owner's Insurance