

# THE WOODLANDS WINDING BROOK HOMEOWNER'S ASSOCIATION, INC.

## Responsibility for Maintenance, Repair, and Replacements

Revised Nov. 2021

Please refer to the chart below if your Unit requires maintenance or a repair/replacement. If you believe the association is responsible for the component, please contact the hoa at [hoa@woodlands.net](mailto:hoa@woodlands.net). Generally, the association is responsible for maintenance and operation of the Common Area, defined as all grounds, mulched beds, paved sidewalks and streets, the ponds, the basketball court, signage, lighting, trees, shrubs, and common plantings. *The Woodlands Winding Brook Homeowner's Association, Inc. Rules and Regulations, #4; Amended and Restated By-Laws of The Woodlands Winding Brook Homeowner's Association, Inc., Article IV 2(c) & (k); Declaration of Covenants, Conditions and Restrictions for The Woodlands, 15(a) & (b).*

COMPONENT	RESPONSIBLE PARTY	AUTHORITY
Air conditioning ("equipment," "fixtures").	Owner.	Declaration, 14(b) By-Laws, Article XI, 4(b).
Basement ("supporting walls").	Owner.	Declaration, 14(a).
Chimney flues.	Owner. (Association conducts an annual inspection, but Owner pays for any required cleaning.)	Declaration, 15(c).
Decks ("exterior improvements" / not "patios").	Association.	Declaration, 15(b).
Decks (altered or expanded; screened or roofed).	Owner. (Board must be notified in advance and give approval; modifications must meet building code requirements.)	Board.
Doors (interior and exterior, including glass surfaces, screens and screen doors, door fixtures and other hardware) and door jambs.	Owner. (Board must approve color.)	Declaration, 14(a) & 15(b) By-Laws, Article XI, 4(b) Board.
Electrical (external installations, "exterior improvements," serving more than one unit).	Association.	Declaration, 14(a) & 15(b).
Electrical ("internal installations of... power, ...electrical fixtures and all other accessories").	Owner. (Board must be notified in advance and give approval; licensed electrician required.)	Declaration, 14(a) By-Laws, Article XI, 4(b).
Equipment and fixtures (internal installations).	Owner.	Declaration, 14(b) By-Laws, Article XI, 4(b).
Floors.	Owner.	Declaration, 14(a).
Furnace ("equipment and fixtures").	Owner.	Declaration, 14(b) By-Laws, Article XI, 4(b).
Garage doors, electrical (internal installations), and walls (see "doors," "electrical," and "walls").	Owner.	Declaration, 14(a) By-Laws, Article XI, 4(b).
Garage roofs and exterior building surfaces.	Association.	Declaration, 15(b).

COMPONENT	RESPONSIBLE PARTY	AUTHORITY
Grounds (Common Area and Lots including trees, shrubs, grass, walks, and exterior improvements but excluding vegetable and flower gardens; excluding areas altered or landscaped by current or former Owner).	Association.	Declaration, 15(a) & (b).
Gutters and downspouts.	Association.	Declaration of Covenants, 15(b).
Light bulbs (exterior, at individual entrances).	Owner. (Association replaces bulbs in Common Area only.)	Declaration, 14(a) & (b), 15(a) & (b).
Light fixtures ("exterior improvements").	Association.	Declaration, 15(a) & (b).
Light fixtures ("internal installations of...electrical fixtures").	Owner.	By-Laws, Article XI, 4(b).
Parking areas and interior roads (maintenance and snow removal).	Association.	Declaration, 15(a).
Patios.	Owner.	Declaration, 15(b).
Plumbing ("internal installations of...water,... sewage,...sanitary installations").	Owner. (Board must be notified in advance and give approval; licensed plumber required.)	By-Laws, Article XI, 4(b).
Roofs, including gutters and downspouts. (Skylights excepted; see "windows.")	Association.	Declaration, 15(b).
Satellite dishes.	Owner. (Board must be notified in advance and give approval.)	Board.
Sewage, water, light, gas, power, sanitary installations, telephone (internal installations).	Owner.	By-Laws, Article XI, 4(b).
Sidewalks.	Association.	Declaration, 15(b).
Siding ("exterior building surfaces").	Association.	Declaration, 15(b).
Utilities (lines, pipes, wires, conduits, or systems serving more than one Unit).	Association.	Declaration, 14(a).
Walls (including supporting walls and materials such as plaster, gypsum dry wall, paneling, wallpaper, paint, wall and floor tile, and flooring, which make up the finished surfaces of the perimeter walls, ceilings, and floors; excluding siding).	Owner.	Declaration, 14(a).
Windows (including skylights, glass surfaces, screens, window fixtures and other hardware).	Owner.	Declaration, 14(a) & 15(b) By-Laws, Article XI, 4(b).