

The Woodlands Winding Brook Homeowner's Association, Inc.

Responsibility for Maintenance, Repair, and Replacements

November of 2006, Updated January 2019, Revised November 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 put in an HOA request on the website at: woodlandshoa.net and the HOA administrative assistant will respond where appropriate. Generally, the Association is responsible for maintenance and operation of the Common Area, defined as all grounds, mulched beds, paved sidewalks and streets, the pond area, the basketball court, signage, lighting, trees, shrubs, and common plantings. *The Woodlands Winding Brook Homeowner's Association, Inc. Rules and Regulations, #5 Amended and Restated By-Laws of The Woodlands Winding Brook Homeowners Association, In., Article IV 2@ & (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)
Basement leaks from a common water source	Association	Declaration: 13(b)
Chimney flues	Owner (Association conducts an annual inspection, but the 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) Bylaws: Article XI, 4(b) Board.
Electrical (external installations: "exterior improvements" serving more than one unit)	Association	Declaration: 14(a) & 15(b)
Electrical ("internal installments 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(a)
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)
Grounds (Common Area and Lots including trees, shrubs, grass, walks, and exterior improvements but excluding vegetable and flower gardens; excluding areas altered or	Association	Declaration: 15(a) & (b)

landscaped by current or former Owner).		
Gutters and downspouts	Association	Declaration: 15(b)
Light bulbs ("exterior improvements")	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: 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)	Bylaws: 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: 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: XI, 4(b)