

MAJESTIC MAINTENANCE RESPONSIBILITY CHART

ITEM	ASSOCIATION	UNIT OWNER	OTHER
Kitchen Appliances		X	X * General Electric at 1-800-432-2737
Smoke Detectors & Batteries		X	
Interior Unit Painting/Alterations/Construction, etc.		X	
Unit Air Conditioners		X	
Air Conditioner Filters (inside condo unit)		X	
Garbage Disposal		X	
Plumbing (inside the condo unit), including clogged drains		X	
Window Glass Replacement		X	
Sliding Glass Patio Doors		X	
Water Heater (inside condo unit)		X	
Patio Light Bulbs and Ceiling Fans		X	
Insurance (owner's contents)		X	
Telephone (inside the condo unit)		X	Bell South or Pro-Comm
Telephone (incoming line feeding the condo unit)			X Bell South or Pro-Comm
Cable TV & Internet (inside the condo unit)		X	Comcast
Cable TV & Internet (incoming line feeding the unit)			X Comcast
Condominium unit safe (if equipped)		X	Note: Rental Maint can override safe door for a nominal fee
Washer & Dryer (inside the condo unit)		X	
Washer & Dryer in Guest Laundry Rooms on 8, 15, 23			X Front Desk
Front Door of the individual condo unit		X	
Front Door of a vestibule (serving two condo units)	X		
TimeLox card key lock (on Tower II condo unit door)		X	
Nexus slide card lock (on Tower I condo unit door)		X	
Nexus slide card lock (on Tower I vestibule door)	X		
Light bulbs (inside the condo unit)		X	
Light bulbs (inside a vestibule serving two condos)	X		
Interior Pest Control	X		
Exterior Pest Control	X		
Roof Repairs	X		
Landscaping	X		
Pool, Spa, and Fountain Maintenance	X		
Exterior Painting	X		
Trash Collection	X		
Insurance (Windstorm, Liability, Fire, Structure)	X		
Common Area Maintenance	X		
Exterior Alterations (including patios)			X Approval by Board of Directors
Activities Building (including fitness room, theater, hallways, etc.)			X Majestic Rental Maintenance
			* During Warranty Period