

**Champions Club Condominium Association Maintenance Matrix Updated September 2025**

ITEM	Assoc.	Co-Owner	ITEM	Assoc.	Co-Owner	ITEM	Assoc.	Co-Owner
Additions by owner or previous owner		x	<b>ELECTRICAL CONTINUED</b>			<b>PLUMBING CONTINUED</b>		
Air Conditioner		x	Doorbells		x	Vents and fans		x
Animal Removal from unit		x	Outside Light Fixtures		x	Sump Pump	x	
Animal Removal from attic	x		Bulbs—interior & exterior		x	Underground pipes	x	
Appliances		x	Common element circuit breakers and box	x		Storm Sewers	x	
<b>BASEMENT</b>			Streetlights	x		<b>PORCH</b>		
Cracks in concrete walls	x		Sump pump	x		Repairs		x
Drainage	x		Sprinkler	x		Step	x	
Leaks from outside	x					Snow removal	x	
Finished areas		x	Floors, including subfloors		x	Floor		x
Plumbing leaks and flooding		x	Fireplace combustion chamber, flues, damper		x	<b>ROOF</b>	x	
Interior walls		x	Furnace		x	Gutters and downspouts	x	
Floor coverings		x				Downspout extensions	x	
Floors -Foundation	x		<b>GARAGE</b>					
Cabinets & Shelves		x	Floors		x	<b>SIDEWALKS</b>	x	
Chimney maintenance	x		Doors and locks		x	Snow removal	x	
<b>COURTYARD INTERIORS</b>			Weather stripping		x	Smoke detectors		x
Snow removal	x		Opener and remote		x	TV cable, antenna, dish		x
Sidewalks	x		Painting exterior trim & doors	x		Utility Meter gas and electric		x
Walls	x		Walls, interior		x	Utility Meter: water or common	x	
<b>DECKS &amp; BALCONIES</b>			Insect Infestation, interior		x	<b>WALLS</b>		
Maintenance and repairs		x	<b>LAWN &amp; GROUNDS</b>	x		Exterior	x	
<b>DOORS, EXTERIOR</b>			Within courtyard		x	Interior, including drywall and painting		x
Exterior surface painting	x		<b>PLUMBING</b>			Water heaters		x
Frame repair		x	Interior		x	<b>WINDOWS &amp; DOORWALLS</b>		
Locks & threshold		x	Leaks inside walls		x	Replacement		x
Door Replacement		x	Outside faucet		x	Caulking--exterior		x
Doors, storm		x	Sewer back-up damage		x	Frames		x
Driveways	x		Disposal		x	Broken glass		x
<b>ELECTRICAL, UNIT</b>			Clogged drains and pipes		x	Screens		x
Outlets and switches, interior and exterior		x	Leaks, faucets & fixtures		x	Seals		x
Circuit breakers and box		x	Pipe & fixture malfunction		x	Sills, jambs, headers		x
Interior light fixtures and vent fans		x	Toilets		x	Locks		x
Interior circuits		x	Water lines, pipes, valves from and including unit's shut off valve.		x	Painting, exterior	x	