



Condominium Owner Responsibilities

Condominium living is wonderful because you do not have to cut the grass or shovel snow, but you do have responsibilities as an owner. As an owner, you should read the declaration/bylaws of your association. The sections that are most important to you are the sections that describe what is part of a unit and the section that states the owner's responsibilities versus the association responsibilities.

As an owner, you are responsible for maintenance to all parts of your unit. An example of this is the plumbing that services your unit. If you have a leak in your kitchen plumbing, you would have to fix it. The plumbing is part of your unit and services only your unit. You would not contact your association management for this type of repair.

Some owner responsibilities are:

The air conditioner that services your unit.

Even though it is outside, you are still responsible for the maintenance and repair/replacement of the unit.

Windows and doors of your unit.

Yes, all windows and doors are the owner's responsibility to maintain. If you need a new front door or your windows are leaking, you as the owner must take care of the maintenance.

Damage caused by a unit owner.

If your windows leak and cause damage to the association building, you will be responsible for the repair of the building.

Lost mailbox key.

The mailbox is private property and the association management does not maintain keys for the units. So if you lose your key or your mailbox key does not work, it is your responsibility to contact the post office or a locksmith.

It is important that you be an informed condominium owner. We strongly recommend you read the declaration/bylaws of your association.

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