

Hadleigh Woods Association and Individual Unit Responsibilities

Below is a list of items and who is responsible for its maintenance, repair & replacement. The list is based on the following documents: Hadleigh Woods Declaration and By Laws and New Hampshire Condominium Law 356-B.

October, 2023

Item	HWACCA	Unit Owner	Comments
A/C outside unit		X	
Bulkheads	X		
Cottage	X		
Decks		X	Staining coordinated by Association
Door bell buttons	X		
Driveways	X		
Flowers around lamp posts		X	
Flowers planted in front of unit *		X	*Unless planted by unit owner after Bd approval
Front & Rear doors		X	
Front steps & railing	X		
Furnace vents		X	
Garage doors		X	
Gazebo	X		
Gutters (front)	X		
Gutters (Rear)		X	
Lamp Posts	X		
Landscaping	X		
Lawns & grass (Front & Rear)	X		
Mailboxes & Posts	X		
Overflow parking areas	X		
Outside Spigots (Faucet Bibs)	X		Installation is owner responsibility
Porch lights (Front)	X		Including bulbs
Propane tanks & meters	N/A	N/A	Property of Eastern Propane
Pump House	X		
Roof heat cables*			* Not allowed, voids roof warranty*
Roof shingles	X		
Side gardens* Not allowed after 03/09/17			*Current owners must remove if property sells
Snow removal	X		
Sprinkler system	X		
Storm doors		X	
Subsurface system (Tanks, leach field, etc)	X		
Wells	X		
Windows		X	
Radon Mitigation*		X	*Utilize hidden pipe in wall for exhaust
Dryer Vents*		X	*Clean vent annually

Note: If there is a discrepancy on the list, the Hadleigh Woods Declaration and By Laws and New Hampshire Condominium Law 356-B will prevail.