

COLONIAL VILLAGE CONDOMINIUM  
Maintenance Responsibilities

I	II	III	IV	V
ITEMS	GENERAL COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	UNIT COMPONENTS UNDER ASSOCIATION RESPONSIBILITY	CERTAIN OTHER COMPONENTS UNDER UNIT OWNER'S RESPONSIBILITY WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENT
Plumbing & related systems & components thereof.	All maintenance, repair & replacement of portions of plumbing serving more than one Unit.	If any, same as in Column II.	Only to the extent that a malfunction or threat of same has originated outside the Unit in which the malfunction occurs or may occur.	All portions within a Unit, or serving only one Unit, including fixtures & appliances attached thereto.
Electrical & related systems & components.	All, in all regards.	All, in all regards.	--	All, in all regards, for items serving only one Unit, including fuse box/circuit breakers.
Heating & cooling systems & components thereof.	If any, all, in all regards.	If any, same as in Column II.	--	All, in all regards, for items serving only one unit.
Parking spaces.	All parking spaces in all regards.	If any, same as in Column II.	--	--
Storage Cubicles (if any).	All, in all regards except routine cleaning.	--	--	Routine cleaning.
Refuse collection areas.	All, in all regards.	--	--	--

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Grounds, including all landscaped & paved areas & other improvements thereon lying outside the mail walls of the building.	All.	--	--	--
Building, exterior roof, vertical walls, foundations.	All, in all regards, with certain exceptions expressed elsewhere herein regarding routine cleaning.	--	--	--
Windows.	All which do not serve a Unit, in all regards.	--	--	All which serve a Unit, in all regards.
Doors, main entry to Units.	--	--	All surfaces exposed to outside including door panel, buck, trim & sill.	Interior of door panel interior trim. Hardware set including lock & door chime assembly & hinges/ closure.
Screens	All which do not serve a Unit, in all regards.	--	--	All which serve the Unit in all respects. Replace ments to be of same color, grade and style.

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NOTESMAINTENANCE RESPONSIBILITIES:

This chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Unit Owners, severally, and the Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate sections of the Declaration determine ownership.

Column I: Items. Items appearing in this column are illustrative and not exhaustive.

Column II: Common Elements Under Association Responsibility. Responsibility for determining and providing for the maintenance, repair and replacement requirements of the Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.

Column III: Limited Common Elements Under Association Responsibility. Responsibility for determining the maintenance, repair and replacement requirements of the Limited Common Elements shall be a shared responsibility between the Board of Directors and the Unit Owner of a Unit to which a specific Limited Common Element is exclusively appurtenant, provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.

Column IV: Unit Components Under Association Responsibility. The items in this column are legally and by definition a part of a Unit but are attached or directly connected to or associated with the Common Elements and Common Expense items in such a way that a clear distinction between Unit Owner and Association responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the building. Thus, certain costs which appear to benefit a single Unit Owner but which affect other Unit Owners are declared a Common Expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined Common Elements and Common Expenses.

Column V: Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component. The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities otherwise expressly provided for.