

# **UNIT OWNERS RESPONSIBILITY**

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Revised November 18, 2013

1. **Painting/Wallcovering (interior of Unit)**  
All walls, ceilings, floors, doors, molding, trim, shutters, windows, baseboards, closets, cabinets and installed options.
2. **Repair/Replacement (interior/exterior of Unit)**  
All doors, windows, and window frames, screens, glass, thermopane, balances, springs, locks, clasps, handles, hinges, tracks, supports, peepholes, knockers, dead bolts, keys, saddles, molding, trim, **window trim, posts**, or any installed option.
3. **Staircase to Attic**  
Folding staircase and hardware.
4. **Tile/Marble**  
Floor, wall, saddles and related hardware. All floor covering.
5. **Plaster/Wallboard**  
All interior walls and ceilings. (Except when being repaired or replaced by the Association in conjunction with common elements.)
6. **Fireplace**  
Original or approved type including flue, draft, hardware, duct work, **gas cap, spark guard/chimney cover**, or any other installed option for a fireplace.
7. **Plumbing Fixtures**  
All fixtures and trim interior or exterior including sinks, basins, tubs, shower stalls, toilets complete with water and drainage piping and any installed option supplied after the unit owners water meter. (piping must be safeguarded in winter to prevent freeze ups.) In the event you need to shut off your water for the outside water faucet, you can find the valve either under your Bathroom sink or under the Kitchen sink (in end units).
8. **Water Piping**  
From the main shutoff valve after the water meter to all fixtures and related appliances.
9. **Gas Piping**  
From the main shutoff valve after the gas meter either interior, exterior or in the attic, to the water heater, heating and cooling unit, outdoor grills and related appliances.
10. **Sewer Piping**  
From all fixtures, to and including the house trap, (i.e. +3 ft from foundation). If the blockage is beyond the house trap then this cost will be paid for by the association, only if there is no fault on behalf of the occupant of the house.

## ***UNIT OWNERS RESPONSIBILITY (cont.d)***

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11. **Electrical**  
All fixtures, interior or exterior, ceiling fans, exhaust fans, attic fans, heaters, switches, outlets, plates, panels, circuit breakers, thermostats and all wiring which is supplied from unit owners meter either interior, exterior or in the attic.
12. **Appliances**  
All appliances or any other installed option. (Electric, gas.)
13. **Heating and Cooling**  
All heating and cooling units including water heaters, supports, wiring, piping, duct work, registers, controls, and associated accessories, either in or outside the unit.
14. **Patios, Decks, Concrete Patios, Enclosed Porches, Fencing, Hinges, Latches, Handles**  
Or any approved installed option located on the limited common element of the unit.
15. **Smoke, CO, Fire and House Alarms**  
Interior or exterior, or in the attic and any option servicing the unit.
16. **Telephone, T.V., Bells**  
All wiring, switch plates, boxes, transformers, cable and connectors.
17. **Insect Control**  
All insect control, other than wood-eating insects (i.e. termites) inspection and treatment.
18. **Vent and Exhaust Piping**  
**Gable/Attic** vent, all plastic or metal piping duct work, including above roof from fixtures, appliances, exhaust fans, water heater, heating and cooling unit.
19. **Plants and Shrubs**  
All plants and shrubs placed in the common area land adjacent to a unit by the Present or Previous Unit Owner.
20. **Snow/ice Removal**  
If accumulations are less than 3" inches, then it is homeowner's responsibility to clear the snow from the driveway and walkways. It is also the homeowner's responsibility to supply their own shovels and ice melters.

NOTE: This is not all-inclusive and is subject to revision only by the Board of Trustees