

EXCHANGE AT VAN DORN CONDOMINIUM
Maintenance Responsibilities

I	II	III	IV	V
ITEMS	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. Water damage to common elements or units other than the one which is the primary source of the problem through negligence of the occupants of such units.	If any, same as in Column II.	Only to the extent that a malfunction originates outside the unit in which the malfunction occurs or may occur.	All portions within a unit including fixtures & appliances attached thereto. Water damage to a unit, when the primary source of such problem is through the negligence of the occupants of that unit.
Electrical & related systems & components thereof excluding appliances, fixtures & lights serving only one unit.	All, in all regards.	All, in all regards, from the common side of the unit panel.	--	All, in all regards, for items serving only one unit and located within the unit (on the unit side of the unit's electrical panel, including the panel itself).
Heating, ventilating & cooling systems & components thereof.	All, in all regards, serving more than one unit.	All, in all regards serving more than one unit at the unit owner's expense.	--	All, in all regards, serving only one unit.
Parking Spaces.	All surface parking spaces in all regards.	All garage parking spaces in all regards, except routine cleaning.	--	Routine cleaning of garage parking spaces.
Storage Spaces	All, in all regards except routine cleaning.	--All, in all regards except routine cleaning.	--	Routine cleaning of assigned storage spaces.
Refuse collection system.	All, in all regards.	--	--	--
Grounds, including all paved areas and other improvements thereon lying outside the main walls of the buildings and all underground utility systems.	All.	--	--	--

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I ITEMS	II COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	III LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	IV UNIT COMPONENTS UNDER ASSOCIATION RESPONSIBILITY	V CERTAIN OTHER COMPONENTS UNDER UNIT OWNER'S RESPONSIBILITY WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENT
Building, exterior roof, exterior vertical walls, foundation.	All, in all regards.	--	--	--
Windows.	All which do not serve a unit, in all regards.	All, in all regards except routine cleaning.	--	Routine interior cleaning.
Doors, main entry to units.	All, in all regards.	All surfaces exposed to outside including door panel, buck, trim & sill.	--	Interior of door panel interior trim. Hardware set including lock and door chime assembly and hinges/closure.
Balcony and patio doors.	--	All, in all regards except routine cleaning.	--	Routine cleaning, latch mechanism and weather-stripping.
Balconies, patios & railings.	--	All, in all regards except routine cleaning.	--	Routine cleaning.
Screens (balcony or patio doors and windows).	All which do not serve a unit, in all regards.	--	--	All which serve the unit in all respects. Replacements to be of same color, grade & style.
Fireplaces and fireplace flues.	All which do not serve a unit, in all regards.	All in all regards except routine cleaning of firebox. Routine cleaning of flues to be at unit owner's expenses.	In all regards except routine cleaning.	Routine cleaning of firebox.

NOTES

MAINTENANCE 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. In many cases maintenance responsibility is allocated to the Unit Owners Association to ensure central maintenance responsibility, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of a unit owner (or such unit owner's household, tenants, employees, agents, visitors, guests or pets), the Association will perform the necessary maintenance at the sole expense of the unit owner.

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 expressly provided for otherwise.