

A Summary of the Basic Duties of
Maintenance, Repair and Replacement for
CARRIAGE PARK CONDOMINIUM ASSOCIATION

PLEASE NOTE: This Summary is for convenience of reference only. It does not supersede or alter any statements of duty appearing in the Association's governing documents; in the event of contradiction, the governing documents will control. Additionally, there are some exceptions that may apply to these generalized statements of duties as per the governing documents. Legal counsel must be consulted for certainty of duties based on the factual situation involved.

Item	Association	Co-owner	Comments
Roofs	YES	NO	Including shingles, flashings, felt, ice shield and sealing all penetrations
Roof Trusses	YES	NO	
Gutters, Downspouts and Splash Blocks	YES	NO	
Chimneys and caps	YES	NO	
Attics-Structure/Insulation	YES	NO	Association not responsible to add insulation
Roof Vents	YES	NO	
Soffit Vents	YES	NO	
Exterior Walls	YES	NO	Including siding (brick, vinyl, wood and wood products), sheathing, insulation, studs, primed drywall and exterior painting/staining and all caulking
Foundations	YES	NO	
Basement Walls	YES	NO	
Floor Construction	YES	NO	
Ceilings	YES	NO	Primed drywall only, otherwise co-owner duty
Interior Partition Walls	NO	YES	
Fireplace Combustion Chamber, Flue and Damper	NO	YES	

Item	Association	Co-owner	Comments
Garage Doors	YES	NO	Exterior paint/stain only Repair/replace is Co-owner duty
Garage Door Openers	NO	YES	Tracks, springs, hardware, and opener
Garage Floors	YES	NO	
Window Glass/Screens and Door Wall Glass/Screens including Locks and Handles	YES	NO	
Door Wall Frames	YES	NO	
Window frames-exterior	YES	NO	
Window frames-interior	NO	YES	Interior paint only, o/w Association
Doors - Exterior/Storm	NO	YES	
Doors - Interior	NO	YES	
Door Hinges, Frames, Locks, Closers, Knobs, Kick Plates, Interior and Exterior	NO	YES	
Sanitary Sewer Pipes	YES	NO	Up to point of connection
Storm Sewer Pipes	YES	NO	
Sump Pumps	NO	YES	
Sump Discharge Lines	YES	NO	
Streets	YES	NO	Including snow/ice removal
Driveways	YES	NO	Including snow/ice removal
Irrigation System	YES	NO	
Water Meters	YES	NO	
Gas Meters	YES	NO	
Electric Meters	YES	NO	

Item	Association	Co-owner	Comments
CATV System	YES	NO	Up to point of connection w/in Unit
Water Supply Pipes	YES	NO	Up to point of connection with fixtures
Water Drain Pipes	YES	NO	Pipes serving only one Unit are that Co-owner's obligation
Drain Hoses for Washers, Air Conditioners	NO	YES	
Shower Pans	NO	YES	
Toilet Seals	NO	YES	
All Plumbing Connections Including Shutoff Valves, Rings, Seals, Welds, Joints Within Units	NO	YES	
All Plumbing Connections Including Rings, Seals, Welds, Joints Outside Units	YES	NO	
Shower/Bath grout, caulk and tile	NO	YES	
Sanitary Drain Pipes	YES	NO	Up to point of connection; pipes serving only one Unit are that Co-owner's obligation
Interior Plumbing Fixtures	NO	YES	
Exterior Spigots	NO	YES	
Electric Wiring	YES	NO	
Electrical Breaker Box	NO	YES	
Interior Electric Fixtures	NO	YES	
Exterior Electric Fixtures	NO	YES	
Doorbells, alarms, intercoms	NO	YES	
Gas Pipes	YES	NO	

Item	Association	Co-owner	Comments
Interior Gas Fixtures	NO	YES	
Patios	NO	YES	
Decks	NO	YES	
Porches	YES	NO	Association removes snow
Courtyards	NO	YES	
Air Conditioner Pads	YES	NO	
Fencing – Privacy Panels	NO	YES	Association will paint
Sidewalks	YES	NO	
Landscaping - Community	YES	NO	
Landscaping - Individual	NO	YES	
Snow/Ice Removal	YES	NO	Includes streets, drives, porches and sidewalks
Pest Animals - Exterior	YES	NO	
Pest Animals -Interior	NO	YES	
Pest Insects – Exterior (including arachnids)	YES	NO	
Pest Insects – Interior (including arachnids)	NO	YES	Association will handle mass infestations such as bed bugs
Mailboxes	YES	NO	
Light Bulbs - Interior	NO	YES	
Light Bulbs - Exterior	YES	NO	
Appliances (range, refrigerator, washer, dryer, furnace, water heater, dish- washer, humidifier, de-humidifier, garbage disposal, vent fans	NO	YES	
Air conditioner all internal components	NO	YES	

Item	Association	Co-owner	Comments
Air conditioner all external components	NO	YES	
Ducts and vents (water heater, furnace, dryer vents, bath exhaust, kitchen exhaust)	NO	YES	Including covers and filters
Cabinets, Counters, Sinks, Trim, Closet Doors, Tile, Wallpaper, Paneling, Wall Coverings, Floor Coverings, Carpet and all improvements	NO	YES	

PLEASE NOTE:

If the Association's insurance policy covers a damaged item and there are insurance proceeds paid to the Association, then in that event, the duty to repair or replace shifts to the Association, but only to the extent of the insurance proceeds received. The Co-owner will be responsible for the damage to non-common element items not paid for by the Association's insurer.

If an item for which the Association has the duty of repair or replacement is damaged by the fault or neglect of the Co-owner or the Co-owner's tenant, family, guests, invitees or contractors, then the Association may assess the expense to the Co-owner.

If the damaged item was an improvement, betterment, addition or alteration installed by a co-owner (past or present) all duties concerning it will usually be that of the co-owner of the unit in which they are located or to which they appertain.