

# MAINTENANCE RESPONSIBILITY GUIDELINES<sup>1</sup>

## DUTCH VILLAGE CONDOMINIUM

| Maintenance Item          | Responsible Party | Comments                                                                                                                   |
|---------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Awnings                   | Association       | Articles III(C) and XX – the Association is responsible for maintenance, repair and replacement of limited common elements |
| Clubhouse                 | Association       | Article III(B) and XX                                                                                                      |
| Crawlspaces               | Association       | Article III(A) – the Unit does not include spaces and improvements lying beneath the subflooring.                          |
| Door Frames               | Owner             | Articles III(A), XIX – considered part of the Unit.                                                                        |
| Door Screen               | Owner             | Articles III(A), XIX – considered part of the Unit.                                                                        |
| Door, Exterior Unit       | Association       | Articles III(C) and XX – the Association is responsible for maintenance, repair and replacement of limited common elements |
| Doorstep                  | Association       | Article III(C) and XX – the Association is responsible for maintenance, repair and replacement of limited common elements  |
| Dryer Venting System      | Owner             | Articles III(A), XIX – considered part of the Unit if serving a single unit.                                               |
| Electrical Wiring         | Owner             | Articles III(A), XIX – considered part of the Unit if serving a single unit.                                               |
| Exterior Siding/Surfaces  | Association       | Articles III(B) and XX                                                                                                     |
| Fire Alarm System, Unit   | Owner             | Articles III(A), XIX – considered part of the Unit if serving a single unit.                                               |
| Floors, Interior Unit     | Owner             | Article XIX                                                                                                                |
| HVAC System, Unit         | Owner             | Articles III(A), XIX – considered part of the Unit.                                                                        |
| Insurance Deductible      | Owner             | Article XIX                                                                                                                |
| Landscaping               | Association       |                                                                                                                            |
| Laundry Room              | Association       | Article III(B)                                                                                                             |
| Lights, Exterior Attached | Association/Owner | Article III, XIX - Owner responsible if light serves only a single Unit, otherwise Association responsible.                |
| Meter, Electric           | Owner             | Articles III(A), XIX – considered part of the Unit if serving a single unit.                                               |
| Paint, Interior Unit      | Owner             | Article XIX                                                                                                                |
| Parking Area              | Association       | Article III(B)                                                                                                             |
| Patio                     | Association       | Articles III(C) and XX – the Association is responsible for maintenance, repair and replacement of limited common elements |
| Phone Wiring              | Owner             | Articles III(A), XIX – considered part of the Unit if serving a single unit.                                               |
| Play Area                 | Association       | Article III(B)                                                                                                             |

<sup>1</sup> These guidelines provide generalized information regarding the party responsible for common maintenance items as of May 2015.

| <b>Maintenance Item</b>  | <b>Responsible Party</b> | <b>Comments</b>                                                                                                            |
|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Plumbing                 | Owner                    | Articles III(A), XIX – considered part of the Unit if serving a single unit.                                               |
| Pool                     | Association              | Article III(B) and XX                                                                                                      |
| Roof                     | Association              | Article III(B) and XX                                                                                                      |
| Sheetrock, Interior Unit | Owner                    | Article III(A) – the Unit includes the interior surfacing material of the walls and ceilings.                              |
| Shutters                 | Association              | Articles III(C) and XX – the Association is responsible for maintenance, repair and replacement of limited common elements |
| Sprinkler Heads, Unit    | Owner                    | Article III(A) – considered part of the Unit if serving a single unit                                                      |
| Stoops                   | Association              | Articles III(C) and XX – the Association is responsible for maintenance, repair and replacement of limited common elements |
| Storage Room             | Association              | Article III(B) and XX                                                                                                      |
| Subfloors, Unit          | Owner                    | Article III – part of the Unit                                                                                             |
| Walkways                 | Association              | Article III(B) and XX                                                                                                      |
| Water/Sewer Lines        | Owner                    | Article III(A) – considered part of the Unit if serving a single unit                                                      |
| Window Frames            | Association              | Articles III(C) and XX – the Association is responsible for maintenance, repair and replacement of limited common elements |
| Window Panes             | Owner                    | Articles III(A), XIX – considered part of the Unit.                                                                        |
| Window Screens           | Owner                    | Articles III(A), XIX – considered part of the Unit.                                                                        |