

MAINTENANCE RESPONSIBILITY GUIDELINES²

CHANDLER PLACE CONDOMINIUM

Maintenance Item	Responsible Party	Comments
Balcony	Association	Declaration - Article VI*
Cable Wiring	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Courtyard	Association	Declaration - Article VI*
Crawlspaces	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Deck	Association	Declaration - Article VI*
Door, Building Entry	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Door, Unit Entry/Exterior	Owner	Declaration - Sec. 4.3
Driveways	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Dryer Venting System	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Electrical Wiring	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Entry System, Building	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Exterior Siding/Surfaces	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Fire Alarm System, Building	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Fire Alarm System, Unit	Association/Owner	May depend upon type of system.
Fireplace	Owner	Bylaws - Sec. 6.3(B)
Floors, Interior Unit	Owner	Declaration - Sec. 4.3
Gutters	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
HVAC System, Unit	Owner	Declaration - Sec. 4.3, Bylaws - Sec. 6.3(B)
Insurance Deductible	Owner	Amended Bylaws Sec. 6.4(B) and 6.5 - Unit incurring damage pays deductible.
Landscaping	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Lights, Exterior	Association	Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Paint, Interior Unit	Owner	Bylaws - Sec. 6.3(B)
Parking Areas	Association	Declaration - Sec. 5.1 and 5.2, Bylaws - Sec. 6.3(A)
Patio	Association	Declaration - Article VI*

² These guidelines provide generalized information regarding the party responsible for common maintenance items as of May 2015.

Maintenance Item	Responsible Party	Comments
Phone Wiring	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Plumbing Fixtures	Owner	Declaration - Sec. 4.3, Bylaws - Sec. 6.3(B)
Porch	Association	Declaration - Article VI*
Porch Steps	Association	Declaration - Article VI*
Roof	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Sheetrock, Interior Building	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Sheetrock, Interior Unit	Owner	Declaration - Sec. 4.3
Shutters	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Sprinkler Heads, Unit	Owner	Declaration - Sec. 4.3
Sprinkler System, Building	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Storage Rooms	Association	Declaration - Article VI*
Storage Units	Association	Declaration - Article VI*
Streets, Private	Association	Declaration - Sec. 5.5, Bylaws - Sec. 6.3(A)
Subfloors, Building	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Subfloors, Unit	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Traffic Islands	Association	Declaration - Sec. 5.4, Bylaws - Sec. 6.3(A)
Walks	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Water/Sewer	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Windows	Owner	Declaration - Sec. 4.3
Window Casement	Owner	Declaration - Sec. 4.3
Window Frames	Owner	Declaration - Sec. 4.3
Window Panes	Owner	Declaration - Sec. 4.3

*Article VI of the Declaration states that the Association is responsible for the maintenance and repair of Limited Common Elements. There is conflicting language in Section 6.3(B)(iii) of the Bylaws. Since, the Declaration controls in the event of any conflict with the Bylaws, maintenance responsibility for Limited Common Elements does rest with the Association.

MAINTENANCE RESPONSIBILITY GUIDELINES¹

CHANDLER PLACE CONDOMINIUM

Maintenance Item	Responsible Party	Comments
Balcony	Association	Declaration - Article VI*
Cable Wiring	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Courtyard	Association	Declaration - Article VI*
Crawlspaces	Association	Declaration - Sec. 5.1, Bylaws – Sec. 6.3(A)
Deck	Association	Declaration - Article VI*
Door, Building Entry	Association	Declaration - Sec. 5.1, Bylaws – Sec. 6.3(A)
Door, Unit Entry/Exterior	Owner	Declaration - Sec. 4.3
Driveways	Association	Declaration - Sec. 5.1, Bylaws – Sec. 6.3(A)
Dryer Venting System	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Electrical Wiring	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Entry System, Building	Association	Declaration - Sec. 5.1, Bylaws – Sec. 6.3(A)
Exterior Siding/Surfaces	Association	Declaration - Sec. 5.1, Bylaws – Sec. 6.3(A)
Fire Alarm System, Building	Association	Declaration - Sec. 5.1, Bylaws – Sec. 6.3(A)
Fire Alarm System, Unit	Association/Owner	May depend upon type of system.
Fireplace	Owner	Bylaws – Sec. 6.3(B)
Floors, Interior Unit	Owner	Declaration - Sec. 4.3
Gutters	Association	Declaration - Sec. 5.1, Bylaws – Sec. 6.3(A)
HVAC System, Unit	Owner	Declaration - Sec. 4.3, Bylaws – Sec. 6.3(B)
Insurance Deductible	Owner	Amended Bylaws Sec. 6.4(B) and 6.5 – Unit incurring damage pays deductible.
Landscaping	Association	Declaration - Sec. 5.1, Bylaws – Sec. 6.3(A)
Lights, Exterior	Association	Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Paint, Interior Unit	Owner	Bylaws – Sec. 6.3(B)
Parking Areas	Association	Declaration - Sec. 5.1 and 5.2, Bylaws – Sec. 6.3(A)
Patio	Association	Declaration - Article VI*

¹ These guidelines provide generalized information regarding the party responsible for common maintenance items as of May 2017.

Maintenance Item	Responsible Party	Comments
Phone Wiring	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Plumbing Fixtures	Owner	Declaration - Sec. 4.3, Bylaws - Sec. 6.3(B)
Porch	Association	Declaration - Article VI*
Porch Steps	Association	Declaration - Article VI*
Roof	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Sheetrock, Interior Building	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Sheetrock, Interior Unit	Owner	Declaration - Sec. 4.3
Shutters	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Sprinkler Heads, Unit	Owner	Declaration - Sec. 4.3
Sprinkler System, Building	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Storage Rooms	Association	Declaration - Article VI*
Storage Units	Association	Declaration - Article VI*
Streets, Private	Association	Declaration - Sec. 5.5, Bylaws - Sec. 6.3(A)
Subfloors, Building	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Subfloors, Unit	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Traffic Islands	Association	Declaration - Sec. 5.4, Bylaws - Sec. 6.3(A)
Walks	Association	Declaration - Sec. 5.1, Bylaws - Sec. 6.3(A)
Water/Sewer	Association	Unless located within the Unit, the Association is responsible. Even if serving only the Unit, the Association is responsible for Limited Common Elements per Article VI*
Windows	Owner	Declaration - Sec. 4.3
Window Casement	Owner	Declaration - Sec. 4.3
Window Frames	Owner	Declaration - Sec. 4.3
Window Panes	Owner	Declaration - Sec. 4.3

*Article VI of the Declaration states that the Association is responsible for the maintenance and repair of Limited Common Elements. There is conflicting language in Section 6.3(B)(iii) of the Bylaws. Since, the Declaration controls in the event of any conflict with the Bylaws, maintenance responsibility for Limited Common Elements does rest with the Association.