

Avera Place Condominium (2596) — HOA vs Unit Owner Responsibility Chart

Updated to include plumbing “point of entry” distinction. Summary based on Avera Place governing documents (Declaration of Condominium and adopted Rules). For full context, consult the governing documents.

Item / Component	Unit Owner	HOA	Notes (summary)
Interior of Unit (finishes: walls/ceilings/floors)	X		Owner responsible for maintenance/repair/replacement of the Unit and items serving only that Unit.
HVAC / heating & air conditioning equipment (serving one unit)	X		Owner responsible for unit HVAC equipment.
Unit plumbing/electrical fixtures & connections (serving one unit)	X		Owner responsible for fixtures and connections serving only that Unit.
Pipes/plumbing from point of entry into unit	X		Owner responsible for fixtures and connections serving only their unit (after point of entry through finished wall/ceiling/floor surface). See new water leak policy voted by board 6.17.2026 BOD Meeting.
Patio / balcony / garage (attached to a unit)	X		Declaration states each patio/balcony/garage is part of the Unit to which it is attached.
Limited Common Areas (exclusive-use areas) — cleaning	X		Rules require owners/residents keep Limited Common Areas clean and sanitary.
Common Elements (general)		X	Association responsible for maintenance/repair/replacement of Common Elements.
Roofs / foundations / structural portions supporting buildings		X	Treated as Common Elements and maintained by Association under Common Element maintenance article.
Exterior building envelope (structural exterior walls / siding / trim)		X	Generally part of Common Elements; maintained by Association.
Common-area grounds / landscaping / streets / walkways		X	Common Elements maintained by Association.

Item / Component	Unit Owner	HOA	Notes (summary)
Common utility conduits/ducts /plumbing/wiring in Common Elements		X	Association responsible for facilities located in Common Elements for furnishing services.
Pipes/plumbing in walls serving multiple units		X	Common Elements — maintained by Association (including plumbing facilities located in Common Elements and utility lines/systems serving more than one Unit). See new water leak policy voted by board 6.17.2026 BOD Meeting.

Item / Component	Unit Owner	HOA	Notes (summary)
Windows (frames/panes/screens) serving one unit but outside unit boundaries	X	X	HOA only fixes or repairs the exterior of the window. Owners repair inside.
Exterior doors serving one unit but outside unit boundaries		X	Defined as Limited Common Elements; maintained by Association as Common Elements.
Interior doors	X		All interior doors are homeowner responsibility.
Shutters/awnings/window boxes/doorsteps/stoops (serving one unit)		X	Defined as Limited Common Elements; maintained by Association as Common Elements.
Limited Common Areas (exclusive-use areas) — repair & maintenance		X	Rules state repair and maintenance of the Limited Common Area is the Association's responsibility.
Damage caused by an owner/guest to Limited Common Areas	X		Rules state owners are responsible for damage they cause to Limited Common Areas.

Notes: "Limited Common Elements/Areas" are portions of the Common Elements reserved for the exclusive use of certain Units. Owner-caused damage may be assessed back to the owner.