

MAINTENANCE RESPONSIBILITY GUIDELINES¹

FOUNDERS ROW

Maintenance Item	Responsible Party	Comments
Balcony	Association	Association was assigned responsibility for maintenance and repair of limited common areas. Sec. 6.
Cable Service, Unit	Owner	
Cable Wiring, Unit	Association	Association responsible for pipes, wires, cables and conduits - Sec. 4, 5.
Chimneys	Association/Owner	Depends upon type of maintenance/repair.
Clubhouse	Association	
Crawlspaces	Association	
Door Frames, Interior Unit	Owner	
Door, Building Entry	Association	
Door, Exterior Unit	Owner	Sec. 4
Door, Interior Unit	Owner	
Door, Screen/Storm, Unit	Owner	Sec. 4
Dryer Venting System	Owner	Sec. 4
Electrical Wiring	Association	Association responsible for pipes, wires, cables and conduits - Sec. 4, 5.
Electricity	Owner	
Entry System, Building	Association	
Exterior Siding/Surfaces	Association	Sec. 5
Fire Alarm System, Building	Association	
Fire Alarm System, Unit	Association/Owner	Depends upon type of system.
Fitness Center/Equipment	Association	
Floors, Interior Building	Association	
Floors, Interior Unit	Owner	Sec. 4, per definition of Unit
Gas	Association	Association responsible for pipes, wires, cables and conduits - Sec. 4, 5.
Gutters	Association	
HVAC System, Building	Association	
HVAC System, Unit	Owner	Sec. 4
Insurance Coverage over Deductible	Association	Policies will be limited as to what is covered <u>within</u> a Unit – owners should read the Association’s policies carefully and may want to obtain their own policy for those things not covered.

¹ These guidelines provided generalized information regarding the party responsible for common maintenance items as of August 2008.

Maintenance Item	Responsible Party	Comments
Insurance Deductible	Owner	Sec. 17
Landscaping	Association	
Lighting, Interior Building	Association	
Lights, Exterior	Association	
Mailbox	Association	
Meeting Room	Association	
Meter, Electric	Association	
Paint, Interior Building	Association	
Paint, Interior Unit	Owner	
Parking Area	Association	
Patio	Association	Association was assigned responsibility for maintenance and repair of limited common areas. Sec. 6.
Patio Fence	Association	Association was assigned responsibility for maintenance and repair of limited common areas. Sec. 6.
Phone Service	Owner	
Phone Wiring	Association	Association responsible for pipes, wires, cables and conduits - Sec. 4, 5.
Plumbing	Association	Association responsible for pipes, wires, cables and conduits - Sec. 4, 5.
Pool	Association	
Porch	Association	Association was assigned responsibility for maintenance and repair of limited common areas. Sec. 6.
Porch Steps	Association	Sec. 5, 6
Roof	Association	
Sheetrock, Interior Building	Association	
Sheetrock, Interior Unit	Owner	Sec. 4, per definition of Unit
Shutters	Association	
Skylights	Owner	
Sprinkler Heads, Unit	Owner	
Sprinkler System, Building	Association	
Subfloors, Building	Association	
Subfloors, Unit	Association	Sec. 4, per definition of Unit
Tennis Courts	Association	
Trash Chute, Building	Association	
Trash Compactor, Building	Association	
Water/Sewer	Association	Association responsible for pipes, wires, cables and conduits - Sec. 4, 5.
Window Frames	Owner	Sec. 4
Windows	Owner	Sec. 4
Wireless Internet	Owner	

