

MAINTENANCE RESPONSIBILITY GUIDELINES

CEDAR POINTE CONDOMINIUM

Maintenance Item	Responsible Party	Comments
Attic	Owner	Articles V and XXI: If owner has exclusive use, owner is responsible for maintaining.
Attic Stairs	Owner	If owner has exclusive use, owner is responsible for maintaining.
Balcony	Owner	Articles V and XXI: If owner has exclusive use, owner is responsible for maintaining.
Cable Service, Unit	Owner	
Cable Wiring, Unit	Association/Owner	Article V: Association is responsible for pipes, conduits, wires, etc. up to the point of entry to the Unit, then the Owner becomes responsible. If maintenance on individual lines leading from main feeder lines is required, owner is also responsible.
Chimneys	Association/Owner	Depends upon type of maintenance and repair.
Clubhouse	Association	
Crawlspaces	Association	
Door Frames, Interior Unit	Owner	
Door, Building Entry	Association	
Door, Exterior Unit	Association/Owner	Article V: Owner is responsible for repair or replacement of door, but Association is responsible for painting exterior surface.
Door, Interior Unit	Owner	
Door, Screen/Storm, Unit	Association/Owner	Article V: Owner is responsible for repair or replacement of door, but Association is responsible for painting exterior surface, if screen/storm door was original to Unit.
Dryer Venting System	Owner	If serving only one Unit.

Electrical Wiring	Association/Owner	Association is responsible for pipes, conduits, wires, etc. up to the point of entry to the Unit, then the Owner becomes responsible. If maintenance on individual lines leading from main feeder lines is required, owner is also responsible.
Electricity	Owner	
Entry System, Building	Association	
Exterior Siding/Surfaces	Association	
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	
Garage Area		Not addressed by Declaration – is this applicable?
Garage Door		Not addressed by Declaration – is this applicable?
Gas	Association/Owner	Association is responsible for pipes, conduits, wires, etc. up to the point of entry to the Unit, then the Owner becomes responsible. If maintenance on individual lines leading from main feeder lines is required, owner is also responsible.
Gutters	Association	
HVAC System, Building	Association	
HVAC System, Unit	Owner	If owner has exclusive use of compressor pad, owner is responsible for maintaining that as well.
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.
Insurance Deductible	Owner	Article XXI: If damage is covered by Association insurance policy, Owner must pay deductible.
Landscaping	Association	
Lighting, Interior Building	Association	

Lights, Exterior	Association	Except those lights located in areas over which owner has exclusive use, e.g., balcony or porch light.
Mailbox	Association	
Meeting Room	Association	
Meter, Electric	Association	
Paint, Interior Building	Association	
Paint, Interior Unit	Owner	
Parking Area	Association	
Patio	Owner	If owner has exclusive use, owner is responsible for maintaining.
Patio Fence	Association/Owner	Depends upon type of fence.
Phone Service	Owner	
Phone Wiring	Association/Owner	Association is responsible for pipes, conduits, wires, etc. up to the point of entry to the Unit, then the Owner becomes responsible. If maintenance on individual lines leading from main feeder lines is required, owner is also responsible.
Plumbing	Association/Owner	Association is responsible for pipes, conduits, wires, etc. up to the point of entry to the Unit, then the Owner becomes responsible. If maintenance on individual lines leading from main feeder lines is required, owner is also responsible.
Pool	Association	
Porch	Owner	If owner has exclusive use, owner is responsible for maintaining.
Porch Steps	Association	Article XXI: Even though steps may be a limited common area, Declaration provides that Association will maintain steps and stoops.
Roof	Association	
Sheetrock, Interior Building	Association	
Sheetrock, Interior Unit	Owner	Article V, definition of Unit
Shutters	Association	
Skylights	Owner	Owner is responsible for repair/replacement, but Association would be responsible for painting exterior surface, if applicable.
Sprinkler Heads, Unit	Owner	

Sprinkler System, Building	Association	
Subfloors, Building	Association	
Subfloors, Unit	Owner	Article V, definition of Unit
Tennis Courts	Association	
Trash Chute, Building	Association	
Trash Compactor, Building	Association	
Water/Sewer	Association/Owner	Association is responsible for pipes, conduits, wires, etc. up to the point of entry to the Unit, then the Owner becomes responsible. If maintenance on individual lines leading from main feeder lines is required, owner is also responsible.
Window Frames	Association/Owner	Owner is responsible for repair/replacement of frames, but Association is responsible for painting exterior surface, if applicable.
Windows	Association/Owner	Owner is responsible for repair/replacement of frames, but Association is responsible for painting exterior surface, if applicable.
Wireless Internet	Owner	

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