

ASSOCIATION AND HOMEOWNER RESPONSIBILITIES MAINTENANCE AND REPAIR RESPONSIBILITY GRID

It is impossible to write a policy for every instance, but some general guidelines that legal and management experts have followed to make decisions about who is responsible and who will pay are as follows:

1. Will it benefit the common area? If so, it is the HOA's responsibility.
2. Did the HOA cause it? If so, it is the HOA's responsibility.
3. Is this a dispute between two private homeowners? If so, it is **not** the HOA's responsibility.
4. If the HOA "touches" it; we could own it. Here is the reason we have to be careful. For instance, suppose the HOA started adjusting windows for homeowners. Then any problem with windows could become the responsibility of the HOA. Or, if the HOA installed valves for homeowners, it would become the HOA's responsibility, and so on.
5. In general HOA personnel do not work in or for individual owners. The responsibility of the Association and its employees is protecting and maintaining the common areas.

ITEM	ASSN.	OWNER
<p>Association: Gas, water and waste pipes, sewers, ducts, chutes, conduits, wires, other utility installations, except those located within the private units. Association responsible for the maintenance, repair, and replacement of all such improvements which are common to the building.</p> <p>Owner: responsible for cleaning of certain items, such as dryer and heater ducts. All utility installations within the units, i.e., water pipes, are the owners' maintenance, repair and replacement responsibility.</p>	X	X
<p>Association: Bearing walls, columns, unfinished floors, roofs, foundation, slabs, party walls, utility walls, parking areas, alleyway, walkways, recreation facility, equipment, common stairways, and landscaping of those areas not defined as part of the private units. Association maintains the exterior of the building. Periodically the Association will carry out structural repair, resurfacing, sealing, caulking and replacement or painting the exclusive use common areas (such as balconies) provided the owner has not caused excessive damage or wear.</p>	X	
<p>Owner: All portions of the private units, including windows, doors, light fixtures actuated from switches controlled from, or separately metered to the owners unit, sliding glass doors, including tracts, latches, locks, rollers and interior threshold, air condition units/furnace and heating equipment serving the individual unit</p>		X
<p>Owner: Interior surfaces of the walls, ceilings, floors, permanent fixtures in the private units.</p>		X
<p>Owner: Exclusive use common areas (balconies, storage, parking areas, interior and exterior telephone wiring serving a single unit.) Owner maintains exclusive use common areas in a clean, sanitary and attractive condition.</p>		X