

WHO PAYS?

THE PURPOSE OF THIS DOCUMENT IS TO PROVIDE GENERAL GUIDANCE FOR UNIT OWNERS CONCERNING THE RESPONSIBILITIES OF THE UNIT OWNER AND OF THE CONDOMINIUM, TO REPAIR, AND/OR REPLACE, EQUIPMENT AND APPURTENANCES LOCATED WITHIN A UNIT AND/OR SERVICING A UNIT. THE INFORMATION CONTAINED IN THIS DOCUMENT IS DERIVED FROM THE CONDOMINIUM'S DECLARATION, ARTICLE III, Section 1; Article IV, Section 1., and the CONDOMINIUM'S BYLAWS, ARTICLE XIV, Physical Management. In the event of any conflict between this document and the Condominium's Declaration and/or Bylaws, the Condominium's Declaration and/or Bylaws shall control, as may be applicable.

Inside the condominium unit /residence

The unit owner is responsible for the repair and replacement of all equipment and appurtenances located within the unit or installed to serve only that unit, including but not limited to windows; the air conditioning system; the furnace, the hot water heater; the electrical system, wiring and outlets; mechanical equipment; appliances; dryer vent hose; plumbing fixtures (i.e. faucets, sinks, toilets, bathtubs, showers and pipes behind the wall if the pipe only services the unit); other interior appurtenances, such as drywall, cabinets, and carpets. The unit owner is responsible to clean and maintain the windows and the interior and exterior glass surfaces of the windows and glass doors to his/her unit (but the Mutual may, but is not required to, resolve to clean the exteriors of the windows).

The unit owner is responsible for the entry door to the unit.

The Mutual is responsible to repair and replace smoke detectors in the unit.

The Mutual pays for pest extermination inside the unit.

Outside the condominium unit/residence

The Mutual is responsible for the repair and replacement of all common elements located outside the unit, including but not limited to, the building exterior, roofs, fascia, gutters and downspouts, driveways, sidewalks, catch basins, hallways, hallway heaters, benches, elevators, mailboxes (**unit owner responsible for the mailbox key and the lock**), exterior caulking, building doors, sewer main; and, common area faucets, fire alarms, smoke alarms, furnaces, pipes and drains, sewer stoppage over 15', electrical outlets and switches, streetlights, splash blocks, stand pipe, settlement cracks, and exterior caulking. **(The unit owner is responsible for the doorbell for his/her unit).**

The Mutual is also responsible to repair/replace unenclosed balconies and patios.

The Mutual is also responsible to clean and maintain, and may paint, the exterior of the entry door to the unit.

The Mutual may resolve to clear the main condensate line and check E-Z traps.

The Mutual may resolve to clean dryer vents.

NOTWITHSTANDING THE ABOVE, A UNIT OWNER/RESIDENT IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS OR HER NEGLIGENCE.