Chief Kewaskum Trio A Condominium

Limited Common Elements (Owner Responsibility)

See Article 5 of Declaration (p. 5) They include without limitation:

1. Those common elements, if any, identified as limited common elements on the condominium plat.
2. The electric, telephone, communication, gas, water, sewer and other utility lines, conduits or pipes from the utility or public easement, or from the point of separation to each building, to the service board or service connection in the building.
3. Patios, decks and porches immediately adjacent to and having access directly from a unit.
4. The portions of each building not included within the definition of a unit.
5. The pad upon which the building is located.
6. The drives, walks and lighting thereof serving each unit.
7. Shrubbery and other landscaping improvements which are located within the three (3) feet of the unit.
8. Such other parts of the common elements necessary, convenient, appurtenant to or normally in common use by the occupants of a building.

Section 6.02 Individual Units. Each unit owner shall be responsible to maintain his or unit in good order, condition and repair and in a clean, safe and sanitary condition. Further, each unit owner shall be responsible for the maintenance, repair and replacement of unit fixtures.

Common Elements (Association Responsibility)

See Article 4 Common Elements and Facilities (p. 4) for full list. The common elements include, without limitation, the following:

1. The land described in Section 1.03 of this Declaration.
2. Building structures, including perimeter and load-bearing walls, perimeter floors and ceilings, roof systems, foundations, structural support systems, exterior finish materials, entry stoops, porches, decks and patios.
3. The electric, telephone, communication, gas, water, sanitary sewer and other utility lines, laterals, conduits or pipes, whether located in-ground, above-ground or within building walls and which are not owned and maintained by a public or private utility company.
4. The driveways, sidewalks, private roadways and lighting thereof.
5. The lawn and landscape areas and improvements.
6. All other parts of the condominium necessary or convenient for the existence, maintenance and safety of the condominium or normally in common use by all unit owners.

Section 6.01 Common Elements. The Association shall be responsible for the management, control, maintenance, repair and replacement of the common elements (including the limited common elements) and shall cause the same to be kept in good, safe, clean, attractive and sanitary condition, provided, however, that the cost to repair or replace any portion of the common elements damaged through the fault or negligence of a unit owner or occupant may be charged in accordance with Section 7.04 of this Declaration.