

Wilderness North Condominium Division of Responsibilities

Notes: 1. All work paid in part or in full by the Condo Association is the responsibility of the Condo Association to contract. If the Unit Owner for this work without the prior written approval of the Condo Association, unit owner is responsible for full cost.

2. All work paid in part or in full by the Condo Association is done at the discretion of the Condo Association.

3. This updated schedule is effective August 18, 2026.

	Unit Owner 100%	Unit Owner / Condo Assoc. 50%/50%
ROOFS, CHIMNEYS, ETC.		
Shingles, roofing paper, flashing, roof decking, caulking etc.		
Chimneys and vent pipe protrusions for furnaces, fireplaces, plumbing and exhaust fans		
Gutter and Downspout repair, replacement and removal of leaves or other debris		
Any new roof protrusion. (Needs Board Approval)	X	
EXTERIOR WALLS - ABOVE GRADE		
Masonry, wood siding, stucco, trim - Maintenance, repair or replacement		
BASEMENT WALLS - EXTERIOR and INTERIOR PERIMETER		
Bracing and wall movement repair. Concrete block work only		
Repair of interior basement finishing if wall movement repair is needed.	X	
EXTERIOR DOORS and WINDOWS		
Replacement of failed windows, exterior doors, or patio doors due to maintenance requirements or Wilderness North campaign		X
Replacement of failed skylight due to a maintenance requirement or Wilderness North campaign		
Replacement or maintenance of window, door, patio door, solotube, skylight or egress window due to owners request (new installation requires Board approval)	X	
Installation and subsequent maintenance of new (new opening) windows, patio doors, solotubes, skylights or egress windows or doors. (requires Board Approval)	X	
Fogged glass replacement WN 50-50*		X
Broken glass replacement WN Unit Owner	X	
All interior finishing and maintenance on any window, door, patio door, solotube, skylight or egress window.	X	
Special options on replacement windows, doors, patio doors, solotubes, skylights or egress windows.	X	
Removable interior screens	X	
Rescreening of patio screen doors	X	
Weather Stripping for any door, patio door, solotube or window	X	
Repair / Replacement of Front Storm/Screen Doors and Exterior Patio Storm Door (new installation requires Board approval.	X	
Garage Doors:		
Interior repair and maintenance - eg. rails, rollers, opener, etc.	X	
Replacement of Garage Door (requires Board approval)		X
Exterior repair of damage not due to Condo activities (requires Board approval)	X	
Exterior maintenance		
Garage door weather stripping.	X	
EXTERIOR PAINTING		
Caulking and painting of all exterior components.		
EXTERIOR PIPING		
Gas line and Electric from meter to outside wall		
Outdoor hose valves		X
Incoming buried water lines (from City lines to buildings)		
External sewer lines (from buildings to City lines)		
PATIOS, FRONT PORCHES and SIDEWALKS		
Replacement and Maintenance of unadorned Concrete slabs (no stamped or colored concrete, exposed aggregate, pavers or other finishing) - Raising, repair, filling of joints.		X
Replacement and Maintenance of "special" patios, including those with stamped or colored concrete, exposed aggregate, pavers or other finishing. (new installation requires Board approval)	X	
AWNINGS ATTACHED TO THE BUILDING (Optional)		
Installation and maintenance of awnings (new installation requires Board approval)	X	
INTEGRAL SCREEN PORCH / Add -On Screen Porch or Three Seasons Rooms		
As of 11/1/2024, located at 17730 D Caribou, 17775 D Caribou, 3835 D Klondike and 3845 C Yukon		
Concrete slab		X
Replacement and maintenance of Roof, Walls, Gutter, Downspouts, Doors, Windows, Screens (requires Board approval)	X	

EXTERIOR LIGHTING		
Lamp Post and Lamp Post Lights - Maintenance and light bulb replacements		
Garage, Patio & Porch Light Fixtures - Repair or replacement		
Garage, Patio & Porch Lights - Light bulb replacements	X	
Security Light maintenance and repair (new installation requires Board approval.)	X	
Address Lights - Light bulb replacements		
Transformer (indoors) for address lights - maintain or replace	X	
DRIVEWAYS		
Maintenance of asphalt driveway.		
Resealing 62 Driveways were replaced in 2016, all 64 resealed in 2024		
Replacement of asphalt drive.		X
Other Add on Equipment		
Radon Remediation Equipment and vent piping Installation and maintenance (new installation requires Board approval)	X	
Exterior generator installation and maintenance (new installation requires Board approval)	X	
Air Conditioning installation and maintenance (new installation requires Board approval)	X	

[illegible]