

COMMON EXPENSES AND LIMITED COMMON EXPENSES 2024

Limited Common Elements Type 1 – contiguous to a UNIT ARTICLE IV - COMMON ELEMENTS AND FACILITIES	Limited Common Elements Type 2- contiguous to a Building or Cluster- ARTICLE IV - COMMON ELEMENTS AND FACILITIES	Association Common Elements Commonly referred to as Type 3 ARTICLE IV - COMMON ELEMENTS AND FACILITIES
Section 5.01. Type I Limited Common Elements. Certain of the common elements which are contiguous to a unit within a building, or which are reserved for the exclusive use and benefit of the occupants of that unit shall be known as Type-I limited common elements and shall include, without limitation, the following:	Section 5.02. Type-II Limited Common Elements. Certain of the common elements which are contiguous to a building or which are reserved for the exclusive use and benefit of the occupants of that building shall be known as Type-II limited common elements and shall include, without limitation, the following: <i>(These may be referred to as Cluster or Building Expenses.)</i>	Section 4.01. Description. The common elements and facilities shall consist of all of the condominium land, improvements and appurtenances, except the individual units as defined hereunder, including without limitation:
A. The electric, telephone, communication, gas, water, sewer and other utility lines, conduits or pipes from the service board or service connection to and within each unit. B. The interior surface materials of the perimeter boundaries of each unit (i.e. the drywall) for the application of interior decoration, coverings and furnishings. C. The exterior windows of each unit and the unit entry doors. D. Patios, balconies, exterior door stoops, and porches immediately adjacent to and having access directly from a unit. E. Attic space above each Cluster Home identified as A, B, and C1 (676, 678, 680, 700, 702, 704, 706, 708 E. Tamarack Drive); also C3 (units 9-12 a.k.a units ABCD). F. Entry stoops and sidewalks leading from front entrance of each home to other common or limited common area. G. The basement directly accessible from a unit and the surrounding foundation walls and any windows. H. Such other parts of the common elements necessary, convenient, or appurtenant to or normally exclusively used by the occupants of a unit, including but not limited to separated roofs, chimneys, siding, and shared and individual driveways. I. The three-foot perimeter around a unit where the owner may be allowed to plant and maintain a garden/individual plantings, but such areas not properly maintained according to the Rules and Regulations, or otherwise in the discretion of the Board, may be replaced with grass.	A. 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 (as the case may be), to the service board or service connection in the building. B. The interior stairways, vestibules, hallways, and passageways including the heating and lighting thereof. C. Entry stoops, exterior stairs, and sidewalks leading from the building to public ways or condominium common walkways or driveways. D. Exterior building lighting that is not individual unit lighting, such as porch or garage door lights. E. Shrubbery and other landscaping improvements which are adjacent to a building. F. In buildings with common basements, the basement, the surrounding foundation walls, and any basement windows. G. Such other parts of the common elements necessary, convenient, appurtenant to or normally in common use by the occupants of a building. H. With respect to the 637 building, the following are specifically included as Type II Limited Common Elements and the costs/responsibility shall be shared as follows: (1) Equal Share (1/12th) - Water softener & salt, all exterior surfaces (roofs, gutters, downspouts, siding & stonework, sidewalks, stairs, driveway, basement foundation walls, common area landscaping, common circuit boxes. (2) Units 1-8 Share Equally (units 9-12 a.k.a ABCD do not	A. The premises described in Section 1.03 of this Declaration together with the structural elements and exteriors of the buildings some of which may be identified as limited common elements. B. The electric, telephone, communication, gas, water, sewer and other utility lines, laterals, conduits, or pipes, some of which may be identified as limited common elements. C. The common swimming pool and recreation building. D. The common stairs and sidewalks between Clusters, some of which may be identified as limited common elements. E. The common lawn and Westridge Drive. F. The driveway and parking areas, some of which may be identified as limited common elements. G. Retaining walls, except when installed by the individual unit owners to support decks, patios, yards, or gardens. H. All other parts of the condominium necessary or convenient for the existence, maintenance, and safety of the condominium or normally in common use by the unit owners some of which may be identified as limited common elements.

J. Retaining walls installed by the individual unit owners to support decks, patios, yards, or gardens. 3 K. With respect to the 637 building, the following are specifically included as Type I Limited Common Elements: unit doors, stoops, patios, balconies, windows (including basement windows units 9-12 a.k.a. ABCD). All interior unit spaces including private units 9-12 a.k.a. ABCD basements and attics on units 9-12 a.k.a. ABCD units.	pay these) - Laundry machines & water heater, sump pump, basement windows in the common basement, attic of main building, storage lockers, and the common basement interior. (3) Units 9-12 a.k.a. ABCD share 20% and Units 1-8 share 80% - Main building hallway heat & electric, hallway painting & flooring, main entrance doors & stoops, cleaning, and fire protection.	
Expense Not defined as it is an individual expense.	Expenses - Article 7.04 Total divided by number of units in cluster or the number of units benefiting from the area.	Expenses - Article 7.03 Total divided by 138
Interpretation Type 1 limited common areas are those used exclusively by a single unit owner. That owner is responsible for that area's expenses, maintenance, and repairs. Board Policy is to only assess homeowners who have exclusive use of an area, not all cluster/building owners.	Interpretation Type 2 limited common areas are those used exclusively by more than one unit owner and the costs of the common areas are shared by the owners using the area. In C-cluster buildings all areas are considered common (roofs, basements, hallways, and entrances). Board Policy has been to only assess costs to homeowners in a cluster who use the areas, not to homeowners in a cluster that do not use the area.	Interpretation These expenses are shared by all homeowners and are part of the annual budget process. All 138 unit owners share the cost of these expenses.