Park Shore Condominium Association

Maintenance Responsibility Chart

September 22, 2014

The Declaration states..."Except where the Declaration may otherwise specifically provide, the Association shall maintain and keep in good repair the Common Elements, including the Limited Common Elements." The Declaration further states that "Each Unit Owner shall have the obligation to maintain and keep in good repair all portions of his or her Unit and any Limited Common Elements assigned exclusively to his or her Unit to the extent not maintained by the Association pursuant to Section 11.1."

In an effort to clarify who is responsible for maintenance of the condos, a chart of responsibility has been created. Listed below are many of the common items or problems that come into question from time to time.

For example, the Association is responsible for all exterior painting. Problems with the exterior paint will be handled by the Association at the Association's expense. Some issues are not as clear cut. In most cases, the maintenance, repair and replacement of all finishes, fixtures, equipment, wood, drywall, etc. is the Unit Owner's responsibility. Therefore, if interior damage is caused by a leak the Unit Owner would be responsible for the repair. The Association shall not be liable for damage or injury caused by any such exterior failure unless they were negligent to perform normal preventative maintenance or ignored to maintain, repair or replace any item of the common Elements where they were made aware of a root cause defect. Any and all repairs are eventually paid by the owners through assessments.

Item	Who	Details
Air Conditioners	Owner	Owner repairs / replaces individual units as needed.
Appliances	Owner	Owner responsible for maintenance / repairs.
Cable TV	Owner	Exposed exterior wiring is not permitted. Damage caused by installation is owner's responsibility.
Ceilings	Owner	Owner is responsible for maintaining ceilings to original construction specification and paint, unless damage is caused by negligence of an exterior problem.
Concrete Walks & Stoops	Association	Association repairs / replaces cracks, trip hazards.
Doors	Owner	Owner responsible for Unit maintenance / repairs.
Driveways	Association	Association maintains, repairs and replaces driveways.
Exterior Lights	Association	Association maintains, repairs, replaces bulbs, fixtures.
Exterior Paint	Association	Association paints exterior wood surfaces.
Furnace	Association Owner	Association maintains, repairs, replaces common furnaces in mid-rises. Midrise and townhome owners maintain their own Unit furnaces.

Item	Who	Details
Garage	Association / Owner	Association maintains doors and garage floors of mid-rise garage. Garage doors and floors in townhome style homes the responsibility of the owner.
Gutter / Downspouts	Association	Association maintains, replaces, cleans as needed.
Interior Paint	Owner	Individual units.
Interior Plumbing	Owner / Association	Owner is responsible for all interior plumbing that serves a single unit. Association is responsible for plumbing that serves more than one unit.
Landscaping	Association	Association maintains and replaces all trees, shrubs, plants and turf in the common areas.
Mailboxes	Association / Owner	Association maintains all mailbox stations. Owner responsible for individual mailbox locks & keys
Patios / Decks / Balconies	Owner	Owner responsible for upkeep. Association has option of repairing and charging back owner if upkeep is not done.
Pests	Association / Owner	Association exterminates vermin outside of Units only. Owner responsible for any interior pests.
Roofs	Association	Association maintains, repairs, replaces roofs as needed. Owners are not allowed on the roofs for any reason. Licensed contractors servicing air conditioners for mid-rise owners must coordinate roof access with management.
Satellite Dishes	Owner	Owner responsible for maintenance and repair. Exposed exterior wires are not permitted (additional conditions / restrictions set forth in the Satellite Dish Policy.) Damage from dish installation is owner's responsibility. Board approval required prior to installation.
Screen / Storm Doors	Owner	Owner responsible for maintenance and repair. Association controls style, quality and color. Prior Board approval is needed.
Siding	Association	Association maintains, repairs and replaces as needed.
Snow Removal	Association	Association removes snow from the streets, parking lots, driveways and walkways.
Telephone	Owner	Exterior wiring not permitted.
Tuck Pointing	Association	Brick and masonry surfaces as needed.
Vents	Association	Association responsible for common vents (serving more than one Unit).
Vents, Dryer	Owner	Owner responsible for maintenance / cleaning of all vents that service a single Unit.
Water Heater	Association Owner	Association maintains, repairs and replaces mid-rise water heater as needed. Townhome owners service their own water heaters.
Water Spigots, Exterior	Association Owner	Association maintains, repairs and replaces as needed at mid-rise building. Townhome owners maintain water spigots.
Windows	Owner	Owner maintains, repairs, replaces, cleans all windows. Replacement requires approval of Board.