

IDYLLWILD CONDOMINIUMS OWNERS' ASSOCIATION

Association Responsibilities/Owner Responsibilities Regarding General, Limited and Specific Element Repair and Maintenance

For reference, see Condominium Declaration Articles 1, 4, 5, 8 & 10. This document was developed by the Facilities Committee and approved by Board in Year 2009. Document amended in Year 2015. It is recognized there may be situations that arise that are not covered by this list and may require a decision by Board to resolve.

General/Limited Common Elements which are Association Responsibility:

Land, foundations, floors, exterior walls (including siding, masonry, windows, doors and garage doors), decks, structural staircase, roofs, skylights, communication ways (from demarcation boxes including interior wires in common element walls to termination point), all devices existing for common use, public utility installations, (including electric, gas and cold water for common use), all yard plantings, driveways, walks, streets, concrete patios, open parking spaces, walls and partitions segregating units, interior load-bearing walls, all common elements that are structural to each unit, hallways and entrances to each unit, wooden ground-level patios.

Specific Elements which are Owner Responsibility:

All floor coverings (including wood, tile, carpet, vinyl, etc.), all interior drywall and ceiling (drywall attached to roof trusses), paint (on drywall, trim, window interior, door interior, staircase, screened-in porch interior, etc.), all appliances (including water softeners, garage door openers and remotes, and reverse osmosis systems), HVAC units, water heaters, cabinets, countertops, interior doors, trim/millwork, all plumbing fixtures (including sinks, toilets, showers, bathtubs), all electrical fixtures except exterior house lights, garbage disposal, fireplace, mirrors, hardware associated with opening and closing windows and doors, all screens including window screens and screened-in porches, storm-doors, maintain and replacing plumbing, furnace and A/C ductwork and utilities.

Relative to Owner Responsibility:

The responsibility for repair costs of general/limited common elements due to neglect by owner or their guests or deemed to be caused by something other than expected wear-and-tear (for example damage to a garage door by automobile) is that of owner.

Changes and additions to common elements:

Whenever there are changes or additions, owner must submit an Idyllwild Building Permit that describes the proposed work to be completed, and if necessary, who will be the contractor and subcontractors. Work must be approved by Board of Directors prior to commencing. When changes are approved, responsibility for care and upkeep will be determined. Permit fee is \$25.

There are certain changes an owner could request that may require an assessment of \$500 or more as payment towards future Association upkeep. If owner fails to request approval or submit a building permit, there will be a \$500 fine assessed.