

UNIVERSITY PARK PLACE OWNERS' ASSOCIATION, INC.  
ASSOCIATION/OWNER RESPONSIBILITY LIST

In that University Park Place is a condominium regime, the responsibilities for maintenance are set out in the Condominium Declaration for University Park Place (the "Declaration") filed of record in Volume 29, Page 34 et seq. of the Condominium Records of Harris County, Texas and the By-Laws of University Park Place Owners' Association, Inc. (the "Association"). Some of the responsibilities for maintenance have been specifically assigned to the Association pursuant to the Declaration and/or the By-Laws. All other items of maintenance are the obligations of the Owners.

In accordance with Section 3.10 of the Declaration, if the need for maintenance to common elements or facilities is caused by willful or negligent acts of the Owner or their invitees, guests, or family members and the cost of such maintenance is not covered by insurance on the unit or common elements, the cost of such maintenance or repairs shall be added to and become a part of the assessments to which the unit is subject.

Section 1.2(f) of the Declaration defines "Limited Common Elements" as "[c]ommon Elements which are reserved for the exclusive use of an individual owner of a Condominium Unit, which include assigned covered or garage parking areas, attic spaces, directly above the Apartment Unit, and patio and balcony areas indicated on the maps, as appurtenant Limited Common Elements to a Specific Apartment Unit."

Any item not specifically LISTED as an Association responsibility is the responsibility of the Owner.

Description	Association	Owners	Source
<b>§I- GENERAL COMMON ELEMENTS</b>			
1.1 Maintenance, upkeep, and repair of General Common Elements as described in the Declaration	X		Bylaws, Art. IV, §3(c)
1.2 Land/Land Improvements	X		Bylaws Art. IV, §3(c)
1.3 Building Foundations	X		Bylaws, Art. IV, §3(c)
1.4 Unfinished Perimeter Walls of Units	X		Declaration, §3.9
1.5 Unfinished Perimeter Ceilings of Units	X		Declaration, §3.9
<b>Description</b>	<b>Association</b>	<b>Owners</b>	<b>Source</b>

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1.9 Gardens	X		Bylaws, Art. IV, §3(c)
1.10 Swimming Pool	X		Bylaws, Art. IV, §3(c)
1.11 Office	X		Bylaws, Art. IV, §3(c)
1.12 Washateria	X		Bylaws, Art. IV, §3(c)
1.13 Pavement	X		Bylaws, Art. IV, §3(c)
1.14 Pipes (Located Outside of Unit)	X		Declaration, §3.9; Bylaws, Art. VII, §2(b)
1.15 Wires (Located Outside of Unit)	X		Declaration, §3.9; Bylaws, Art. VII, §2(b)
1.16 Conduits (Located Outside of Unit)	X		Declaration, §3.9; Bylaws, Art. VII, §2(b)
<b>§II-INDIVIDUAL UNIT</b>			
2.1 Owner must promptly perform all maintenance and repair work within their own Units		X	Declaration, §3.7; Bylaws, Art. VI, §2(a) & (b)
2.2 Utilities Upon Entering the Unit		X	Declaration §3.7; Bylaws, Art. IV, §2(b)
2.3 Air Cooling and Blowing Unit		X	Declaration §3.7; Bylaws, Art. IV, §2(b)
2.4 Repair Cracked Glass in Windows and Doors		X	Declaration §3.7; Bylaws, Art. IV, §2(b)
2.5 Patio Planting		X	Bylaws, Art. VII, §2(c)
2.6 Painting, Wallpapering, Carpeting and other Finishing Material		X	Declaration §3.9; Bylaws, Art. IV, §2(b)
2.7 Interior Dividing Walls in Unit & Finished Surface of the Same		X	Declaration, §3.9; Bylaws, Art. IV, §2(b)

Description	Association	Owners	Source
2.8 Appliances In Unit		X	Bylaws, Art. VII, §2(b)
2.9 Fixtures In Unit		X	Bylaws, Art. VII, §2(b)
2.10 Improvements In Unit		X	Bylaws, Art. VII, §2(b)
2.11 Closets In Unit		X	Bylaws, Art. VII, §2(b)
2.12 Cabinets In Unit		X	Bylaws, Art. VII, §2(b)
2.13 Shelving In Unit		X	Bylaws, Art. VII, §2(b)
2.14 Individual Bathrooms Fixtures In Unit		X	Bylaws, Art. VII, §2(b)
2.15 Kitchen Fixtures In Unit		X	Bylaws, Art. VII, §2(b)
2.16 Plumbing In Unit		X	Bylaws, Art. VII, §2(b)
2.17 Individual Air Conditioning Units		X	Bylaws, Art. VII, §2(b)
2.18 Individual Lighting		X	Bylaws, Art. VII, §2(b)
2.19 Electrical Fixtures		X	Bylaws, Art. VII, §2(b)
2.20 Replacing Doors and Windows (including Painting)		X	Declaration, §3.9; Bylaws, Art. VII, §2(c)
2.21 Entrance Doors to Units with Hollow Cores and Painting	X		Declaration, §3.9; Bylaws, Art. IV, §2(b)
2.22 All other facilities, fixtures, and equipment built or placed in Unit for exclusive use of that unit size.	X		Declaration, §3.9; Bylaws, Art. VII, §2(c)
<b>§III-ALL REPAIR OF INTERNAL INSTALLATIONS OF:</b>			
3.1 Water		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.2 Light		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.3 Gas		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)

Description	Association	Owners	Source
3.4 Unfinished Surfaces of Perimeter Interior		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.5 Power		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.6 Sewage		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.7 Telephone		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.8 Air Conditioners		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.9 Sanitary Installations		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.10 Doors		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.11 Windows		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.12 Glass		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.13 Electrical Fixtures		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)
3.14 All other accessories belonging to the unit area		X	Declaration, §3.9; Bylaws, Art. VII, §2(b)