

ADAMS LANDING CONDOMINIUMS

A = Association

C = Co-owners

PLEASE NOTE: This Summary is for convenience of reference only. It does not supersede or alter any statements of duty appearing in the Association's governing documents. In the event of contradiction, the governing documents will control. Additionally, there are some exceptions that may apply to these generalized statements of duties per the governing documents. Legal counsel must be consulted for certainty of duties based on the factual situation involved.

ITEM	MAINTAIN	REPAIR	REPLACE	COMMENTS
Air Conditioner, Compressor and Coil (including related equipment and accessories)	C	C	C	
Appliances and Equipment (including supporting hardware)	C	C	C	Including, but not limited to, furnace and related ductwork, humidifier, air cleaner, personal alarm systems, hot water heater, garbage disposal, dishwasher, range and oven, microwave, refrigerator, vent fans and related ductwork, dryer venting, vent pipes, vent covers and filters
Attics	A	A	A	But not including garage attics as Co-owners are responsible for garage attics
Balconies	A	A	A	
Cabinets, Countertops, Trim, Floor Coverings (such as carpet, hardwood, tile) and Wall Coverings (such as paint, wallpaper, tile)	C	C	C	
Construction				
Ceiling Construction & Ceiling Drywall	A	A	A	
Chimneys (including fireplace combustion chambers, inserts, dampers, flues and lining)	A	A	A	
Interior Wall Construction and Interior Wall Drywall	C	C	C	But not including insuring as Association is responsible for insuring interior wall construction and interior wall drywall
Floor Construction between Unit levels	A	A	A	
Foundations and Supporting columns	A	A	A	
Perimeter Wall Construction and Perimeter Wall Drywall	A	A	A	
Roofs, Gutters and Downspouts	A	A	A	
Common Facilities (including common porches, doors, stairs and hallways)	A	A	A	
Crawl Spaces Below First Floor Units	A	A	A	
Decks	A	A	A	
Doors, Unit Interior and Unit Entry	C	C	C	Including storms, screen, frames, locks and hardware
Door-walls	C	C	C	Including storms, screen, frames, locks and hardware
Electrical				
Entire system up to point of connection with, but not including, the breaker box serving the individual Unit	A	A	A	
Electrical lines, outlets, switches, fixtures and circuit breakers from and including the breaker box serving the individual Unit	C	C	C	
Garage				
Garage exterior structure including roof, siding and perimeter wall construction	A	A	A	
Garage door including all related springs, tracks and hardware, and garage door opener and remote and related hardware	C	C	C	Association is responsible for painting garage door exterior
Garage floor slab	A	A	A	
Gas Network				
Entire system up to point of connection with, but not including, the gas meter serving the individual Unit	A	A	A	
Gas lines, pipes, valves and fixtures from and including the gas meter servicing the Unit	C	C	C	
Irrigation	A	A	A	
Mailbox Clusters	A	A	A	To the extent not owned/maintained by USPS
Marina				
Main docks	A	A	A	
Marina slips	C	C	C	
Finger piers	C	C	C	
Plumbing				
Entire system up to the first point of entry into the Unit, along with exterior hose bibs	A	A	A	
Water lines, pipes, valves and fixtures from the first point of entry into the Unit (but not including water mains serving the Common Elements or other Units)	C	C	C	Association responsible for exterior hose bibs
Patios	A	A	A	
Roads and Exterior Parking Spaces	A	A	A	
Sanity Sewer System				
Entire system except individual drain lines located within and only serving an individual Unit	A	A	A	
Drain lines located within and only serving the individual Unit	C	C	C	
Storm Sewer System	A	A	A	
Windows	C	C	C	Including storms, screen, frames, locks and hardware