**Who is responsible for what?**

**FIRST:**

*Article IX* (Maintenance and Repair) of the Declaration states that "...the Association shall have no obligation to maintain, repair or replace, or bear the cost of maintaining, repairing or replacing Limited Common Elements or components thereof,...the Association shall, as a common expense, mow, fertilize grassy areas that are part of the Limited Common Elements...".

**SECOND:**

Common Elements (CE) are the responsibility of the HOA.

Limited Common Elements (LCE) are the responsibility of the OWNER.

**THIRD:**

Visualize a condominium property viewed from the street in front of the house.  Below is the element and who is responsible for that element viewed from the front to the back.

CE Street    -    HOA

CE Yard/grass area and any trees between the street and sidewalk that parallels the street - HOA

LCE Sidewalk from street sidewalk to front of home   -    OWNER

LCE Yard/grass area in front of and either side of the home and garage   -    OWNER

LCE The home itself, inside and out    -    OWNER

LCE Patio at the back of home   -    OWNER

LCE Yard between house and garage    -    OWNER

LCE Garage itself, inside and out    -    OWNER

LCE Parking Pad beside the garage    -    OWNER

LCE Garage apron at large door    -    OWNER

CE Alley    -    HOA

CE Grassy area beyond the alley if any    -    HOA

**FOURTH:**

*ARTICLE V* of the declarations defines what composes a Home:

The Home and Garage are the responsibility of the OWNER.

Section 2, paragraph 6  states that "all plumbing, electric, heating, cooling and other utility or service lines, pipes, wires, ducts, conduits and apparatus [wherever located] which serve only either of those structures;"

(I added the brackets).

The interface or interaction between the OWNER and the appropriate UTILITY is NOT the responsibility of the HOA.

**FINALLY:**

Remember that Violations may be issued to Owners who damage areas that the HOA is responsible for such as that caused by driving through the grass or damaging a curb or running over a sign, etc.