

East Lansing City Center Condos

Maintenance Responsibility Grid

Revised 05/26/2021

Description:	Association Responsibility:	Co-owner Responsibility:
Additions and modifications by Co-owners to structure that are Board Approved	None, Board approval for a request or modification to structure does not include any responsibility of Association for repairs, maintenance, or liability resulting or caused by modifications	All maintenance, repairs, and liability resulting from or caused by the addition or modification to structure.
Additions and modifications by Co-owners to structure without Board Approval	At the Boards request the modification shall be removed or returned to original condition by the Co-owner or by the Board at the Co-owners expense	Expense of removal or return to original condition
Air Conditioners	None	All maintenance, repair, and replacement (** This includes the commercial tenants of Omni Sushi, Cosi and Coldstone Creamery)
Asphalt and concrete	Responsibility of Association for maintenance and repair	None, unless caused by Co-owner
Brick and Siding	Exterior brick and siding	None, unless caused by Co-owner
Cable TV Wires	Contained within unit walls, up to the point of connection. Exterior wiring not covered - check with cable company	Outlets and system additions and alterations to base unit
Balconies	Maintenance, staining, and repair as built by builder or any changed due to Board decision to change original plans	None, unless caused by Co-owner
Doorbells (Added to Base Unit)	None	Fixture and system additions and alterations to base unit
Doors and Locks	All outer exterior doors and locks as in base unit including weather-stripping and threshold unless caused by Co-owner negligence	All interior doors, hardware, passage sets, extra exterior deadbolts, and storm doors
Drywall	Damage caused by failure of common or limited common elements. Normally occurring stress cracks and nail pops are not covered. Liability is limited to restoration of base unit content	Accidental damage or Co-owners fault. Stress cracks and nail pops.
Electric Wiring and Fixtures	Contained within unit walls, up to the point of connection to fixture, outlet, switch, etc.	Fixtures, switches, and alterations to base unit
Floor Covering (Tile, Carpet, Vinyl, Wood, Marble, etc.) - Entrance Lobby, Hallways & Stairways	All maintenance, repair, and replacement.	Co-owner negligence.
Furnace and Thermostat	Only those that service Lobby & Hallways - all maintenance, repair, and replacement	All maintenance, repair, and replacement. (** This includes the commercial tenants of Omni Sushi, Cosi and Coldstone Creamery)
Glass replacement	50% fogged for replacement. Breakage if unknown cause. Scheduled by budget priority basis.	Co-owner negligence. Less than 50% fogged. All storm doors
Insects, Rodents, and Pests	Pests that are causing damage to common or limited common elements (domestic pets excluded). Also, anything endangering personal safety. Example: wasps through drywall or any stinging insects. Board to make final decision.	Ants, wasps, mice, and other pests not causing damage to common or limited common elements or not endangering personal safety. Co-owner responsible for their domestic pets and for any damage they may cause. Co-owner also responsible for damage to common
Lighting - Exterior	Repair and replacement of fixtures and mercury vapor bulbs	Co-owner negligence and incandescent bulbs

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Lighting - Interior (Common Areas)	All maintenance, repair and replacement.	Co-owner negligence.
Lighting - Interior (Inside of Unit)	None	All maintenance, repair and replacement.
Mailboxes	Repair and replacement. Address and name identification	Co-owner negligence
Painting and Wall Coverings - Interior (Common Areas)	All painting	Co-owner negligence
Painting and Wall Coverings - Interior	None, unless damage resulted directly from failure of common or limited common elements. Liability is limited to restoration of base unit content and stain killing or priming. (Not Painting)	All interior painting
Painting, Staining, and Caulking	Exterior surfaces of individual units and decks as scheduled or with Board permission	Co-owner negligence
Phone Wiring	Contained within unit walls, up to the point of connection. Exterior wiring not covered - check with phone company for this	Outlets and system additions and alterations to base unit
Plumbing	Contained within unit walls, up to the point of connection. Exterior frostless faucets. (Michigan Plumbing Tom or Kevin ONLY 517-819-1533)	Garbage disposal, tubs, sinks, shower stalls, faucet fixtures, tub and shower fixtures from valve or compression fitting on, caulking of tub, shower and fixture, system additions and alterations to base unit. Co-owner negligence.
Plumbing Drains	All backups and slow drains outside of unit, all drain pipes up to the point of connection or trap assembly, and basement floor drain	Slow and backed up drains involving individual units and system additions and alterations to base unit.
Plumbing - Shut Off Valves	The main shut off valve that brings water into the unit. Located in the utility room in each unit.	The pipe from the shut off valve into and through out the unit. All toilet, sink, refrigerator, and other than the one main shut off
Roofing and Skylights	Roofing and skylight repair and replacement as built by builder	Co-owner negligence or system additions and alterations to base unit
Screen Replacement	None	All maintenance, repair, and replacement
Signs (Condo Signs)	Maintenance, repair, and replacement	Co-owner negligence
Smoke detectors	None	Check for proper operation annually. Repair or replace as needed
Sump pumps	Maintenance, repair, and replacement	Any backup pumps and its plumbing
Water heaters	None	All maintenance, repair, and replacement
Windows (Not Glass)	Window is included as base unit	Co-owner negligence or modifications