

## The Owner's Responsibility

Each Unit Owner shall pay all costs to repair and replace all portions within the boundary of each Residential Unit. The boundaries of each Residential Unit shall include the unfinished surfaces of the following (finished surfaces include paint, wallpaper, tile, paneling, finished flooring, vinyl flooring, floor tiles, carpets and carpet pads and any other material constituting any part of the finished surfaces):

### *These items include:*

- Walls
- Floors;
- Windows;
- Exterior Doors; and
- Ceilings.

## The Owner's Responsibility

Each Unit Owner shall pay all costs to repair and replace all portions of the following which lie within the boundaries (from the finished surfaces and within) of the Residential Unit:

### *These items include:*

- Pipes,
- Wires,
- Ducts and
- Conduits situated within the perimeter walls of the Residential Unit serving only that Unit.

## The Owner's Responsibility

Each Unit Owner shall pay all costs to repair and replace all portions of the Common Elements that may become damaged or destroyed by reason of his intentional act or failure to act, or the intentional acts or failure to act of any occupant or lawful visitor of his Unit.

# The Owner's Responsibility

Each Unit Owner shall pay all costs to repair and replace all portions of the Limited Common Elements if such replacement, maintenance, repair, alteration and improvement of the Limited Common Elements IS NOT done in conjunction with routine maintenance and repair to the building as a whole, such as painting of the entire structure. The expenses for replacement, maintenance, repair, alteration and improvement of the Limited Common Elements shall be assessed against the Unit Owner or in equal share to all Unit Owners to which such Limited Common Element is allocated at the time the expense was incurred.

These Limited Common Elements shall include the following:



Any chute, flue, duct, wire, conduit, bearing wall, bearing column or any other fixture which lies partially within and partially outside the designated boundaries of a Unit (as defined above), any portion thereof serving only that Unit is a Limited Common Element allocated solely to that Unit, and any portion thereof service more than one Unit or any portion of the Common Elements is a part of the Common Elements.

Any doorsteps, stoops, balconies, exterior lighting fixtures serving only one Unit, or other fixtures designed to serve a Single Unit, but located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit.

Walks, the use of which is limited to the Units which they serve, as shown on the Plans filed with the Wake County Register of Deeds.

Parking spaces n surface parking areas, the use of which is limited to the Units which they serve, as shown on the Plans filed with the Wake County Register of Deeds.

Any areas or Improvements shown on the Plans filed with the Wake County Register of Deeds as being allocated to a Unit as Limited Common Element of that Unit.

## The Association's Responsibility

The management, replacement, maintenance, repair, alteration and improvement of the Common Elements shall be the responsibility of the Association. These Common Elements shall include the following:

### *These items include:*

*- ALL portions of the Condominium other than the physical portion of the Residential Unit Boundary. The Unit Boundary is described in the Unit Owner's portion.*

## The Association's Responsibility

The replacement, maintenance, repair, alteration and improvement of the Limited Common Elements shall be the responsibility of the Association if such replacement, maintenance, repair, alteration and improvement of the Limited Common Elements is done in conjunction with routine maintenance and repair to the building as a whole, such as painting or the entire structure. These Limited Common Elements shall include the following:

### *These items include:*

- Any doorsteps, stoops, balconies, exterior lighting fixtures serving only one Unit, or other fixtures designed to serve a Single Unit, but located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit.

**CONTINUED...**

- Any chute, flue, duct, wire, conduit, bearing wall, bearing column or any other fixture which lies partially within and partially outside the designated boundaries of a Unit (as defined above), any portion thereof serving only that Unit is a Limited Common Element allocated solely to that Unit, and any portion thereof service more than one Unit or any portion of the Common Elements is a part of the Common Elements.

- Walks, the use of which is limited to the Units which they serve, as shown on the Plans filed with the Wake County Register of Deeds.

- Parking spaces n surface parking areas, the use of which is limited to the Units which they serve, as shown on the Plans filed with the Wake County Register of Deeds.

- Any areas or Improvements shown on the Plans filed with the Wake County Register of Deeds as being allocated to a Unit as Limited Common Element of that Unit.

## IN SUMMARY

In sum, the responsibilities for maintenance and repair are as follows:

### *The Owner's Responsibility:*

To repair and maintain everything within the confines of the Unit.

### *The Association's Responsibility:*

- To repair and maintain everything outside the Unit.
  - Common Areas: To repair and maintain all common areas and to assess all Unit Owners for such repair and maintenance. IF the maintenance and repair to the Common Area benefits less than all the Units, then the Board has the discretion to assess only the Units benefited.

### *The Association's Responsibility:*

- Limited Common Areas: To repair and maintain all limited common areas and to assess all Unit Owners which benefit from this repair and maintenance. IF the maintenance and repair to the Limited Common Area is part of routine repair and maintenance, then the Board has the discretion to charge ALL Units as a Common Expense.