

DOMINION GREEN,  
AN OFFICE CONDOMINIUM  
Maintenance Responsibilities

I	II	III	IV	V
<p><u>ITEMS</u></p> <p>Plumbing &amp; related systems &amp; components thereof.</p> <p>Electrical &amp; related systems &amp; components thereof excluding appliances, fixtures &amp; lights serving only one unit.</p>	<p><u>GENERAL COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY</u></p> <p>All maintenance, repair &amp; replacement of portions of plumbing serving more than one unit. Water damage to common elements or units other than the one which is the primary source of the problem through negligence of the occupants of such unit.</p> <p>All, in all regards.</p>	<p><u>LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY</u></p> <p>If any, same as in Column II, if not accessible from the unit having the problem.</p> <p>All, in all regards.</p>	<p><u>UNIT COMPONENTS UNDER ASSOCIATION RESPONSIBILITY</u></p> <p>Only to the extent that a malfunction or threat of same has originated outside the unit in which the malfunction occurs or may occur, and if the malfunctioning component is not accessible from the unit having the problem.</p> <p>All components between the meter and the unit panel.</p>	<p><u>CERTAIN OTHER COMPONENTS UNDER UNIT OWNERS'S RESPONSIBILITY WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENT</u></p> <p>All portions including fixtures and appliances attached thereto, unless not accessible from the unit having the problem. Water damage to a unit, when the primary source of such problem is through the negligence of the occupants of that unit.</p> <p>All components on the unit side of the unit panel, including the panel.</p>

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Heating & cooling systems & components thereof which serve the separate units.	--	--	--	All, in all regards. Systems serving more than one unit shall be the responsibility of the units served thereby.
Parking spaces.	All parking spaces in all regards.	--	--	--
Grounds, including all landscaped and paved areas and other improvements thereon lying outside the main walls of the building.	All.	--	--	--

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Building, exterior roof, exterior vertical walls, foundations.	All, in all regards.	--	All, in all regards.	--
Windows.	All which do not serve a unit, if any, in all	If any, same as in Column IV.	In all regards including exterior cleaning, except routine cleaning of interior.	Routine clearing of interior.
Doors, main entry to units.	--	--	All surfaces exposed to outside and corridor in- cluding door panel, buck, trim & sill.	Interior of door panel interior trim. Hard- ware set including lock, deadbolt and hinges/closure.
Screens.	--	--	--	All which serve the unit in all regards. Replacements to be of same color, grade & style.

NOTES

MAINTENANCE RESPONSIBILITIES:

This chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the unit owners, severally, and the Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate sections of the Declaration determine ownership. In many cases maintenance responsibility is allocated to the Unit Owners Association to ensure central maintenance responsibility, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of a unit owner (or his family, tenants, employees, agents, visitors or guests), the Association will perform the necessary maintenance at the sole expense of the unit owner.

Column I: Items. Items appearing in this column are illustrative and not exhaustive.

Column II: Common Elements Under Association Responsibility. Responsibility for determining and providing for the maintenance, repair and replacement requirements of the general common elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.

Column III: Limited Common Elements Under Association Responsibility. Responsibility for determining the maintenance, repair and replacement requirements of the limited common elements shall be a shared responsibility between the Board of Directors and the unit owner of a unit to which a specific limited common element is exclusively appurtenant; provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.

Column IV: Unit Components Under Association Responsibility. The items in this column are legally and by definition a part of a unit are attached or directly connected to or associated with the general common elements and common expense items in such way that a clear distinction between unit owner and Association responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the building. Thus, certain costs which appear to benefit a single unit owner but which affect other unit owners are declared a common expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined common elements and common expenses.

Column V: Certain Other Components Under the Unit Owner's Responsibility Without Respect to Ownership of the Component. The items in this column are not intended to be exclusive and all encompassing and do not affect responsibilities expressly provided for otherwise.