



Maintenance Responsibility Chart

Category	Unit Owner Responsibility	Association Responsibility
Interior Surfaces	Walls, ceilings, flooring, paint, finishes	
Doors & Windows	All windows, glass, locks, frames, entry doors	
Appliances	All appliances	
Plumbing	Pipes & fixtures within unit	Shared plumbing lines
Electrical	Wiring, outlets, fixtures within unit	Shared systems
HVAC	Furnace, A/C	
Utility Lines	Serving only the unit	Serving multiple units
Radon System	Unit system / shared split	
Vents	Interior components	Exterior vent covers
Patios/Decks/Balconies	Cleaning, snow removal	Structural repair/replacement* *Cost may be billed back to Unit owner See Dec. Art 6, Sect 1(e)
Exterior Building		Roof, siding, structure
Common Areas		Hallways, grounds
Damage (Owner Caused)	Responsible for repairs	Repairs billed to owner
Insurance	Unit policy & contents	Master policy

Quick Reference:

Owner = Inside the unit **Association** = Common elements
Responsibility follows cause of damage

Disclaimer: This chart is intended as a general guide and may not be all-inclusive. Please refer to the Association's Declaration, Bylaws, and Rules & Regulations for complete details. In the event of any conflict, the governing documents shall control maintenance and repair responsibilities.