

MAINTENANCE AND REPAIR RESPONSIBILITIES: UNIT OWNERS AND WVCA

APPROVED BY BOD JUNE 2016

UNIT OWNERS (Article IX of Restated Declaration)

Each Unit Owner shall be responsible for the decoration, furnishing, housekeeping, maintenance, repair, and replacement of the Owner's unit, subject to rules relating to the Condominium.

Items Unit Owner is Responsible for:

1. All appliances, cabinets, carpeting, and floor covering
2. All doors, windows and screens (including cleaning)
3. All wall and ceiling mounted electrical fixtures, and junction boxes serving them
4. All floor, wall and baseboard or ceiling electric outlets and switches and junction boxes serving them
5. All plumbing and electrical fixtures and appliances and the wiring, piping, valves, and other devices servicing the unit, lying between the meter and the boundary of the unit
6. Cable television outlet and junction box
7. Furnaces, ducting, radiator, and piping for heating; heating system controls
8. All air conditioning and ventilation equipment and systems, including ducts, wiring, compressor, fans, housing, and controlling materials and devices
9. Natural gas lines from the utility meter to the boundary of the unit
10. Fireplace
11. All enclosed and interior areas adjacent to the unit (e.g., screened in or enclosed porch), including: flooring, roof and ceiling, screens or other enclosures, doors and trim, door base, outside steps
12. Garage doors (including painting), garage floor, apron, exterior key pad or opener
13. Sump pump and associated devices
14. Partition walls
15. Insulation
16. Antenna, satellite dish, skylight, sun tunnel and any damage caused by these
17. Exterior lighting attached to the unit
18. Bulbs for attached lighting and exterior front light post
19. Unit owner's outdoor faucet and interior shut off valve/pipe
20. Dryer vents

21. Interior water damage if not from a common elements source

WVCA AND COMMON ELEMENTS (Article IV of Restated Declaration)

The Association shall be responsible for the decoration, furnishing, housekeeping, maintenance, repair, and replacement of the common elements.

Items the WVCA is Responsible For:

1. Roof and shingles
2. Chimney
3. Siding and trim
4. Gutters and downspouts
5. Stoops and sidewalks
6. Driveways
7. Decks (but not awnings or screening) and deck soffits
8. Patios (not enclosed)
9. Enclosed porches (exterior only)
10. Foundations
11. Water faucets for the WVCA and interior shut off valve/pipe
12. Railings
13. Shrubs, trees
14. Lawn
15. Rain gardens
16. Water management
17. Retaining and rock walls
18. Clubhouse
19. Pool and deck area, tennis court, nets, fencing
20. Streets and paving
21. Curb and gutter
22. Exterior front light post and wiring
23. Invasive species control
24. Snowplowing and shoveling

25. Street cleaning

26. Mailboxes

27. Street and other signs

28. Water damage to unit if due to external water source from common elements

UNIT OWNERS AND LIMITED COMMON ELEMENTS (Article V of Restated Declaration)

Each unit owner is responsible for the decoration, furnishing, housekeeping, general cleanliness, and presentability of the limited common elements whose use is reserved for the Unit Owner. This does *not* include repair and replacement, which is the responsibility of the WVCA.

Items Unit Owner is Responsible For:

1. Decks

2. Driveways

3. Stone around each unit